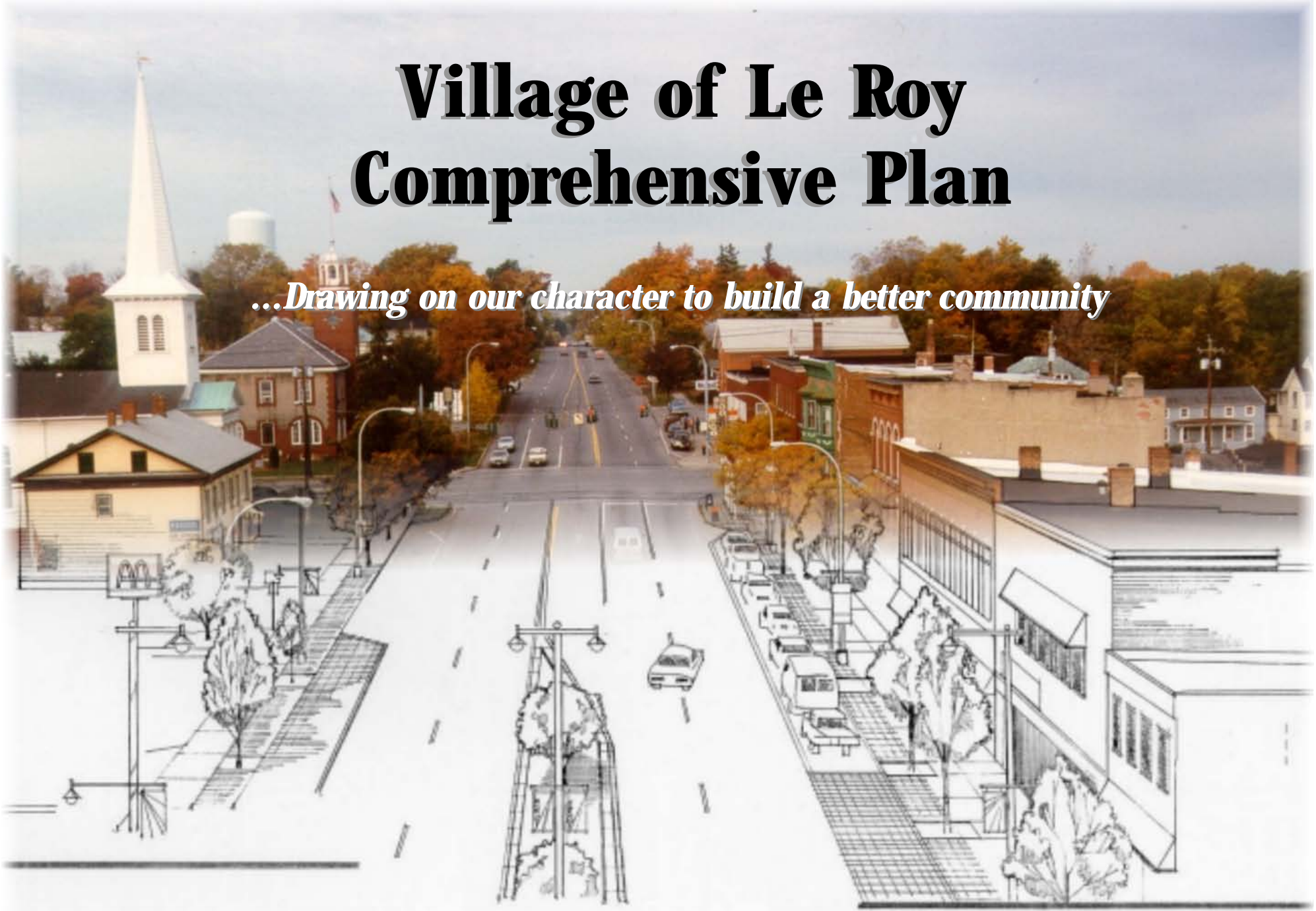


Village of Le Roy Comprehensive Plan

...Drawing on our character to build a better community



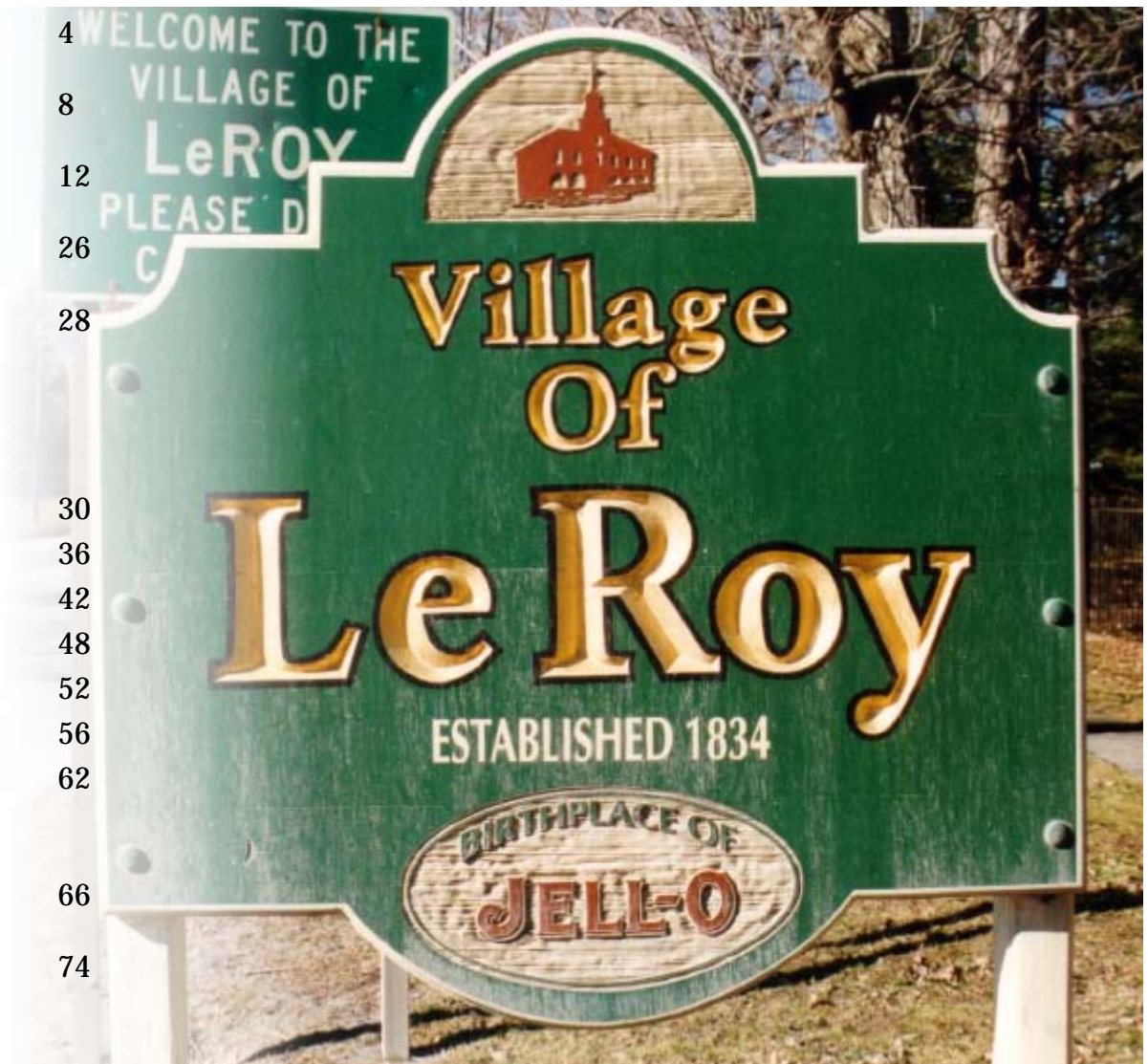


“A community is like a ship; everyone ought to be prepared to take the helm.”

- H. Ibsen

Table of Contents

Introduction	4
Our Planning Process	8
Inventory & Analysis	12
Our Community Plan	26
Our Vision	28
Policy Areas (Policies, Objectives, Measures, & Implementation Items)	
Neighborhoods	30
Downtown	36
Leisure & Culture	42
Local Commerce	48
Community Resources	52
Natural Resources	56
Regional Collaboration	62
Land Use	66
Conclusion	74





Introduction

Executive Summary

A good Comprehensive Plan builds upon a community's strengths, addresses its weaknesses, capitalizes on its opportunities, and identifies threats to its quality of life. Prior to reading this plan, take a minute to review the Village's strengths, weaknesses, opportunities and threats on the following page. This information highlights personal and shared viewpoints of Le Roy's existing assets and future opportunities and was used to guide the planning process toward realistic community improvements. The plan utilizes this information to formulate policies and objectives in seven key improvement areas:

- Neighborhoods
- Downtown
- Natural Resources
- Local Commerce
- Leisure and Culture
- Community Resources
- Regional Cooperation

As you read this document, it will become apparent that the strengths, weaknesses, opportunities and threats are addressed in more than one policy area. This overlap is the result of weaving the assets and opportunities into one collective vision and is essential to the success of Le Roy's Plan.

Plan Background

This document is the culmination of a community planning effort that began in 1991. At that time, the Town and Village of Le Roy set out to develop a joint Comprehensive Plan for the entire community. Due to a variety of circumstances, the plan was not completed until the Village decided to bring their process to a close in 2000. As a result, this Comprehensive Plan combines the community participation conducted in 1991 as well as information obtained in 2000.

Introduction

Strengths

- Rich local history
- Picturesque community
- Safe place, low crime
- Good location, close to Rochester & Buffalo
- Friendly people
- Oatka Creek, adds beauty & recreational activities
- Main Street, traditional downtown area
- Good school system
- Architecturally significant structures
- Water quality
- Transportation system

Weaknesses

- Lack of cooperation/competition with the Town
- Poor condition of historic neighborhoods
- Loss of industry
- Empty store fronts
- Heavy truck traffic in downtown area
- Limited access to daily goods
- Lack of public transportation
- High cost of living
- Limited teen activities

Opportunities

- High tech business attraction
- Oatka Creek, as a natural and community resource
- Improved recreational facilities
- Tourism
- Re-use of Jello Factory
- Consolidated government
- Infrastructure improvements
- Improve Main Street
- More festivals/community events
- Municipal electric service

Threats

- Single family home conversions to multi-family units
- Big box stores
- NYSDOT reconstruction of Main Street
- Town's development patterns
- Transient population
- Ability to shop over the internet
- New school location



Introduction

What is a Comprehensive Plan?

A Comprehensive Plan provides an overall framework for future public and private investment in our community. This investment can take many forms, including, but not limited to, a community's financial, civic, and creative resources. In Le Roy, it is this collective investment by our residents, businesses, churches, and our local government that will shape our physical, social, and economic character.

This Comprehensive Plan articulates an overall vision for the community and the means to achieve that vision. It is important to note that this plan is consistent with New York State Municipal Law. According to NYS Village Law 7-722, a Comprehensive Plan is defined as...

"the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the village. The village comprehensive plan shall ... serve as a basis for land use regulation, infrastructure development and public and private investment, and any plans which may detail one or more topics of a village comprehensive plan."

The vision and policies within this document should be perceived as flexible. It is reasonable to assume that as the conditions on which they are based change, their relevance to the community may change as well. Therefore, this plan should be reviewed on a continuous basis by the community and its leaders. A more formal review and update should occur as necessary or once the planning horizon approaches.



Comprehensive Plan VS. Master Plan?

Historically, the terms Comprehensive Plan and Master Plan have been used interchangeably. Each were used to describe a document whose primary purpose was to address the physical development of a community. However, over the past decade the two terms have diverged in their meanings.

The modern Comprehensive Plan's scope has broadened to include areas of interest that go far beyond the physical characteristics of an area. Policies and recommendations that address community resources and regional collaboration are examples of topics covered by a Comprehensive Plan.

Modern Master Plans continue to emphasize the physical development of an entire community or a portion of a it, such as the downtown area or a re-development site.

Introduction

Planning Horizon

The planning horizon represents a combination of two considerations:

1. The duration of time for which the plan is considered relevant and representative of the community;
2. The length of time necessary to implement a majority of the plan's recommendations

It is common for Comprehensive Plans to have a planning horizon of 10 to 20 years. These time frames are often arbitrary and have no real meaning to the community. However, the planning horizon associated with this plan is not arbitrary.

The Village of Le Roy has chosen a 12± year planning horizon or the year 2013. 2013 is the year that the class entering the Le Roy school system this Fall will graduate from high school. What type of community will Le Roy be when they graduate? Will it be a place the Class of 2013 will stay and raise a family in, or will it be one they leave behind? It is the hope of the planning committee that this will provide a sense of urgency and accountability to this plan's implementation by being a constant reminder that time and opportunity are passing by.



What can the community accomplish by the time these children graduate high school?



Our Planning Process

A review of documents relevant to the planning process was conducted as part of the development of this Comprehensive Plan.

1962 Master Plan

The existing Master Plan was completed in 1962 for the Village of Le Roy and the New York State Department of Commerce. It contains an extensive analysis of the local and regional economy as well as many detailed plans and recommendations to improve the physical layout of the Village. The recommendations address issues and opportunities related to topics such as transportation, housing, parks, and the central business district.



Cover of the 1962 Master Plan

The images below are from the 1962 plan and illustrate some key recommendations.



Construct a loop road around the Village to improve circulation. If constructed, it would have improved circulation for regional travelers but would have made future expansion of existing neighborhoods difficult.



Increase public access to Oatka Creek (as indicated by the shaded areas on the map). The development of a continuous trail along Oatka Creek has not been accomplished in the 39 years since it was first proposed in the 1962 Master Plan.



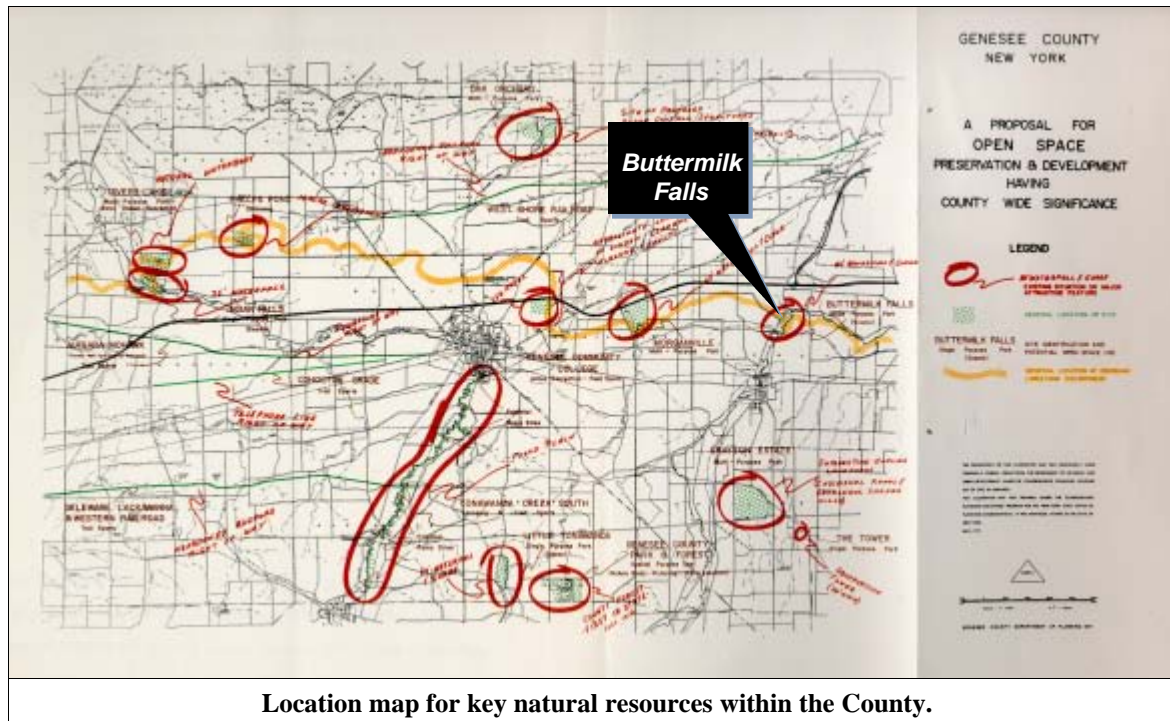
Take advantage of the Urban Renewal Programs available at that time to create a new downtown area. (The G.C. Murphy Co. building can be seen at the left edge of the sketch.) Time has shown that this type of urban renewal actually did more harm than good to communities that participated in these programs.

Our Planning Process

1971 Genesee County Open Space Policy Report

This document contains a complete inventory of the open space and environmental features that have County wide significance. It also recommends the level of activity and types of development that are appropriate in these areas. The two areas identified in this report that are relevant to this planning process are the Oatka Creek corridor within the Village and Buttermilk Falls (shown in the map below) in the Town of Le Roy.

The 1971 Open Space Policy Report recommends providing public access to Oatka Creek and Buttermilk Falls. Along Oatka Creek a linear trail should be developed that incorporates the existing islands and have picnic areas and shelters where appropriate. The Buttermilk Falls area should also have trail access and picnic areas with one or two scenic overlooks provided for visitors.



Location map for key natural resources within the County.



Our Planning Process

Public Input

As part of the 1991 joint planning effort, the Village and Town conducted several public meetings and provided a written survey to the residents in an effort to solicit ideas and feedback from the entire community.

Survey Results

A small portion of the residents utilized the survey as an opportunity to express their dissatisfaction with the political leadership of the Village at that time. However, the bulk of the responses were and still are relevant to the planning process used to develop this Comprehensive Plan. The following is a summary of issues residents identified as being critical to the community's future:

People responded POSITIVELY towards...

1. Protecting Oatka Creek from pollution.
2. The historic homes, churches, & buildings along Main Street add beauty to the Village.
3. Maintaining the Town's rural character.
4. The importance of sidewalks in the Village.
5. Preserving the small town atmosphere.

People responded NEGATIVELY towards...

1. Bringing more heavy industry in Le Roy even if it means putting up with some environmental problems.
2. Multi-family homes.
3. Le Roy being a bigger, more modern suburb.
4. The current number of shopping opportunities in Le Roy.
5. The current number of recreational opportunities and social gatherings in Le Roy.

Our Planning Process

Youth Workshop

“Youth can bring clear and intelligent insights into the planning process. Whether it is how a community’s open space system should be planned or the revitalization of a shopping district, young people offer amazing energy and perspective on contemporary planning issues in America.”

- *Race & Torma*

As part of the public input process for the Village, a day long youth workshop was conducted in the High School with the Class of 2000. The graduating class was chosen for two reasons:

1. Many of these students have spent their entire lives participating in the community’s recreation and education programs. It is safe to say that they are “experts” on the level of effectiveness these community services provide.
2. The northeast United States is experiencing an unprecedented loss of its young people to other parts of our country. Upon graduating high school all of these young adults will choose to pursue college, military service or jobs, locally or elsewhere in the country. Their perceptions of what type of lifestyle they are leaving behind and what type they are looking forward to gives the community a better indication of its ability to attract people of all ages.

A summary of the feedback gained at the workshop is contained in the LeRoy Pennysaver Article to the right.

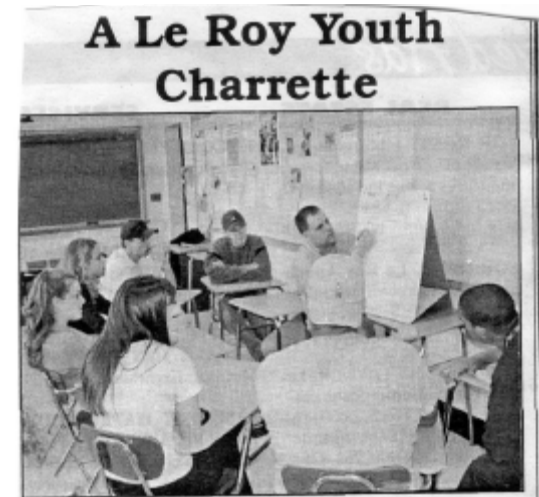


Photo and caption by Weegie Pratt
John Steinmetz of Phoenix Associates/Clark Patterson Associates leads a discussion with a group of seniors in Mr. Schwenebraten’s Participation in Government Class.

by Weegie Pratt

The topic was Le Roy. The seniors were asked to describe their vision of the future of Le Roy. Pros and cons were discussed. Pros for Le Roy included: The Village is very scenic. It has a small town atmosphere. Oatka Creek. Summer jobs are plentiful. Everyone knows and cares about everyone else. Good schools. Good restaurants. Good fishing. Strong athletic programs. The theatre has reopened. The new Coffee Spot. No crime. Good place to raise a family. Close to a big city (Rochester).

The cons: Not enough shopping opportunities (clothes, shoes). Nothing to do. Cliques. They suggest a youth center with a pool hall and live music. Everybody knows everyone’s business. Main Street needs outdoor dining.

When asked where they plan to live most said the south and/or in big cities. Some did say Le Roy or Stafford, because of family ties, safety, local activities.

Some of the senior’s future plans include builder, translator, art field, editing, teacher, filmmaker, fashion industry, business, military service and computer programmer.

John Steinmetz, Linda Phillips and Andy Raus interviewed the senior class as part of the Comprehensive Plan Phoenix Associates was hired to do by the Village in 1991. While there has been a significant amount of public input, John thought that the young people of the community should be involved in the planning process, as they are the future users of the community.



Inventory & Analysis

“A Community Plan is no better than the information on which it is based.”

~ T. Daniels

Inventory & Analysis

The Inventory and Analysis section of Le Roy's Comprehensive plan provides the foundation for the entire planning process. Putting the pieces together and understanding the economic, social, and environmental consequences of future actions can provide local leaders with the tools necessary to make informed decisions. The types of information included in this section were based upon community input, previous Village planning documents, and current trends. Reliable resources including the United States Census, Claritas Data Service, Inc., New York State Department of Environmental Conservation, New York State Department of Transportation, Genesee County Offices, the Genesee-Finger Lakes Regional Planning Commission, and official Village reports were used to compile an accurate representation of Le Roy and the surrounding region.

In an effort to provide a frame of reference for the Village, a comparison to other communities in the region and elsewhere in the state was conducted as part of the inventory and analysis phase. This process is commonly referred to as "benchmarking." The communities of Fairport, Palmyra, and Brockport were chosen due to their similarities to Le Roy in size, scale, and proximity to the City of Rochester. The communities of Saratoga Springs and Skaneateles were chosen due to their reputation of being two of the most successful communities in the state in maintaining a thriving Village atmosphere.

As the 2000 United States Census is published a review of the information provided in this section is recommended in order to validate the recommendations contained in this plan and assist in its implementation.



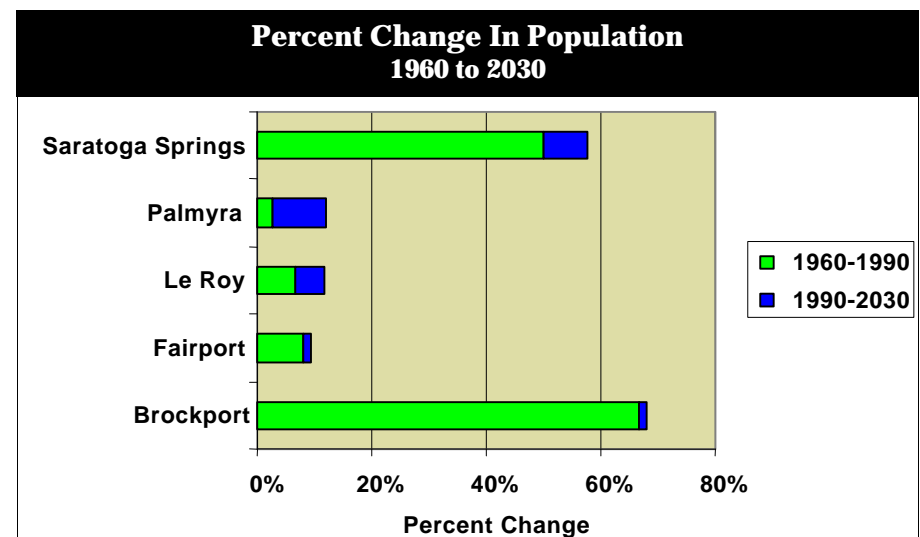
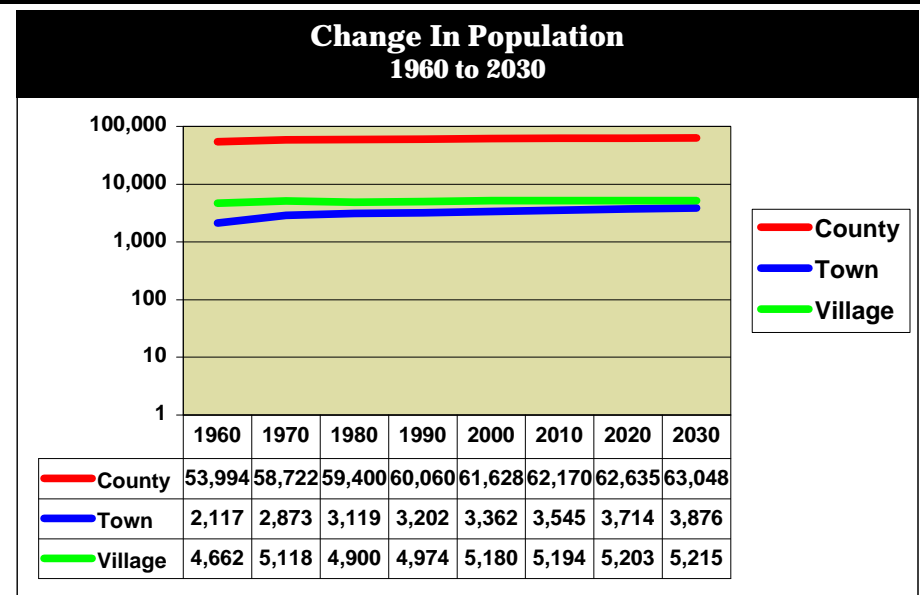
Inventory & Analysis

Population

According to the Genesee Finger Lakes Regional Planning Council Genesee County is expected to experience very little growth in population over the next three decades. However, a majority of the growth that is expected will occur in the communities of Batavia and Le Roy. As the graph to the right shows, the Village of Le Roy and Genesee County are expected to grow, each below 2.0%, over the next thirty years. By comparison, the Town of Le Roy is expected to increase by over 10% or 352 residents by 2030.

At the time these projections were developed, the presence of a virtually unlimited supply of drinking water supplied by the Monroe County Water Authority was not included in the analysis. It is reasonable to assume that the presence of water in the Town of Le Roy combined with its convenient access to the NYS Thruway and Interstate 490 will make these estimates seem conservative. A review of the growth experienced by the communities on the east side of Rochester indicates that it has consistently occurred in communities with public water service which are located along major transportation corridors such as Interstate 390 or NYS Route 104.

The graph to the right is composed of communities that are either comparable due to demographics, proximity to Rochester, or considered benchmark communities for the Village of Le Roy. The purpose of this comparison is to highlight the limited growth anticipated in the primary suburban ring of Rochester, as indicated by the Villages of Fairport and Brockport. Over the next three decades, the secondary suburban ring will be the principal recipients of population growth as evidenced by the Villages of Le Roy's and Palmyra's percent change in population.



Inventory & Analysis

Age Distribution

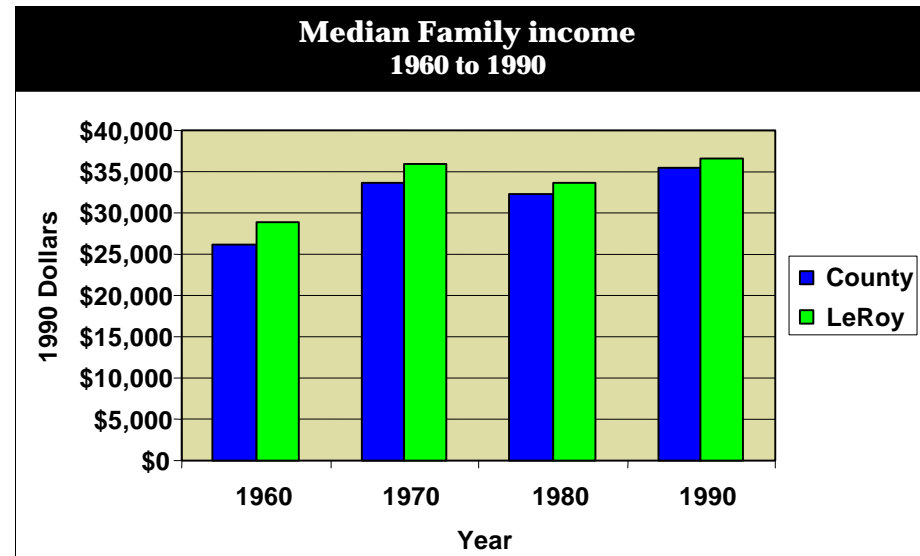
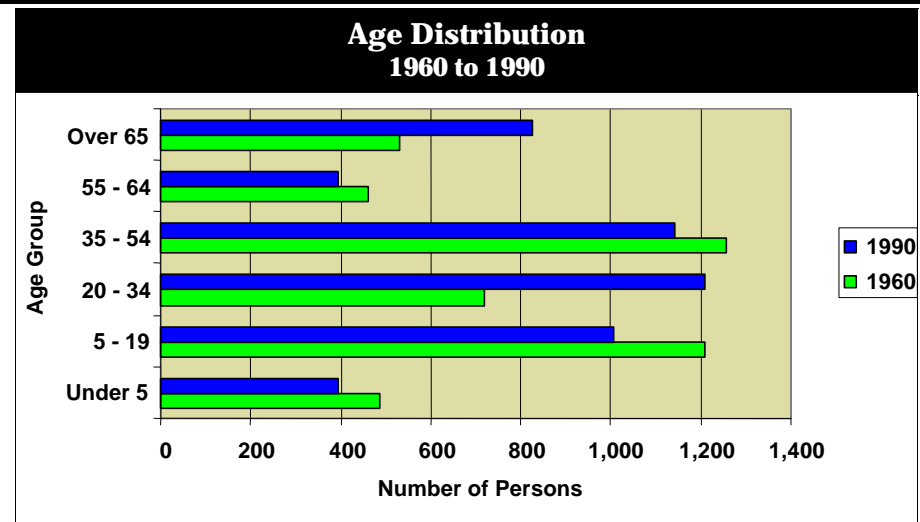
It is a well publicized fact that our nation's population is getting older. This "graying" of the population is also occurring in the Village, as shown in the graph to the right. The number of persons over the age of 65 has increased by approximately 40% over the past thirty years. Increases in the senior population is expected to continue as people are living longer.

The 35 to 54 year old age group typically consumes the greatest amount of goods and services within a community. In doing so, they become the primary source of spending in community. It is during this time that people generally purchase a home and raise a family. Therefore, it is reasonable to assume that the decline in this age group within the Village since 1960 represents a decrease in the amount of money that is circulated within the community. This can result in decreased home values, reduced demand for local goods and services, and higher tax rates.

Family Income*

Historically, the Village has maintained family income levels which are slightly higher than the County as a whole. The Median Family Income for the Village was approximately \$36,500 in 1990. As the graph to the right illustrates, this represents only a nominal increase from its 1970 level of \$35,900.

**(The median family income figures shown in the graph to the right have been adjusted to account for inflation.)*

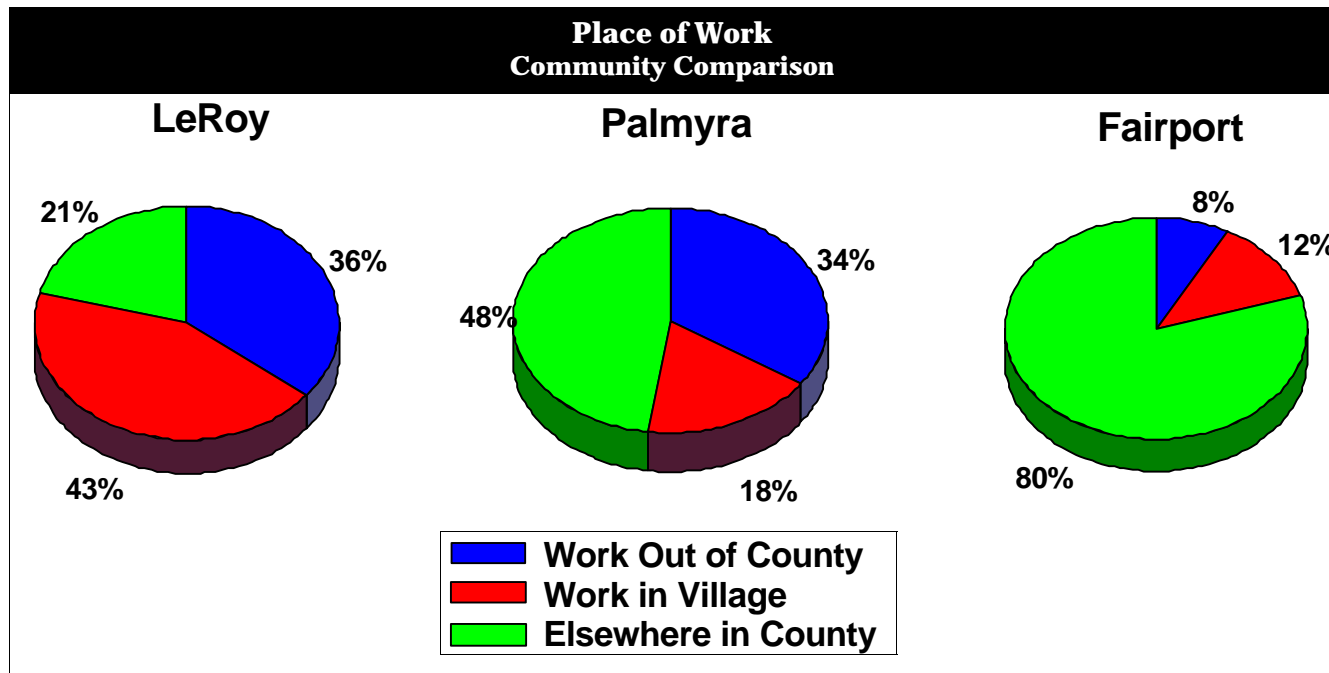




Inventory & Analysis

Place of Work

Historically, the Village of Le Roy has been a self-sufficient community, providing manufacturing and food processing jobs. Like most small communities, the movement towards a global market has decreased the ability to maintain a stable jobs-to-worker ratio. However, according to 1990 Census figures, Le Roy still provides enough jobs to retain 43% of its labor force within the Village. While Le Roy's local economy is expected to maintain its strength, it is likely that the next census will show that more residents commute to the City of Rochester and Monroe County. An early indicator of this is the proportion of residents working outside the County. By comparison, the Village of Fairport, a primary ring suburb of Rochester, only retains 12% of its labor force within the Village. The majority of its population commutes to Rochester and other locations in the County. The Village of Palmyra, while demographically and geographically comparable to Le Roy, retains only 18% of their labor force within the Village.



Inventory & Analysis

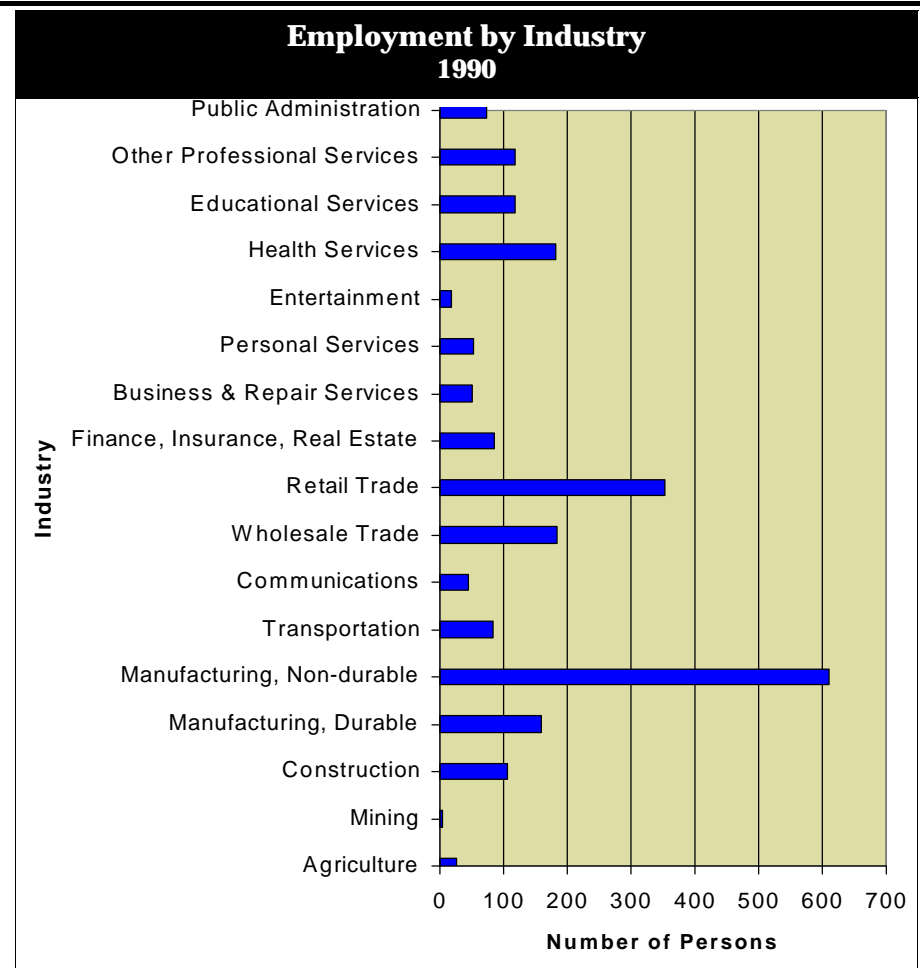
Employment By Industry*

A vast majority of people residing in the Village are employed by the manufacturing sector. The combined total number of residents that earn a living manufacturing durable (i.e. auto parts, furniture, etc.) and non-durable (i.e. food products) goods is approximately 770 people. At the time this data was collected businesses such as Lapp Insulator, Jones Chemicals, and Le Roy Machine were responsible for a significant number of the jobs for Village residents. However, over the past decade Lapp and Le Roy Machine's employment has significantly decreased and Jones Chemicals has relocated to Florida. Therefore, it is likely that the 2000 Census will show a decrease in the local manufacturing employment base.

The second largest employment sector for Village residents is wholesale and retail trade. A total of 538 residents work in this sector. Finally, the service sector is the third largest employer, accounting for 525 jobs for local residents.

As indicated by the graph, the mining, agriculture, and entertainment sectors make up the smallest number of jobs for Village residents.

**(This graph is an indication of what type of industry Village residents are employed in. This should not be confused with where they are employed. The jobs indicated in the graph may or may NOT be located in the Village.)*



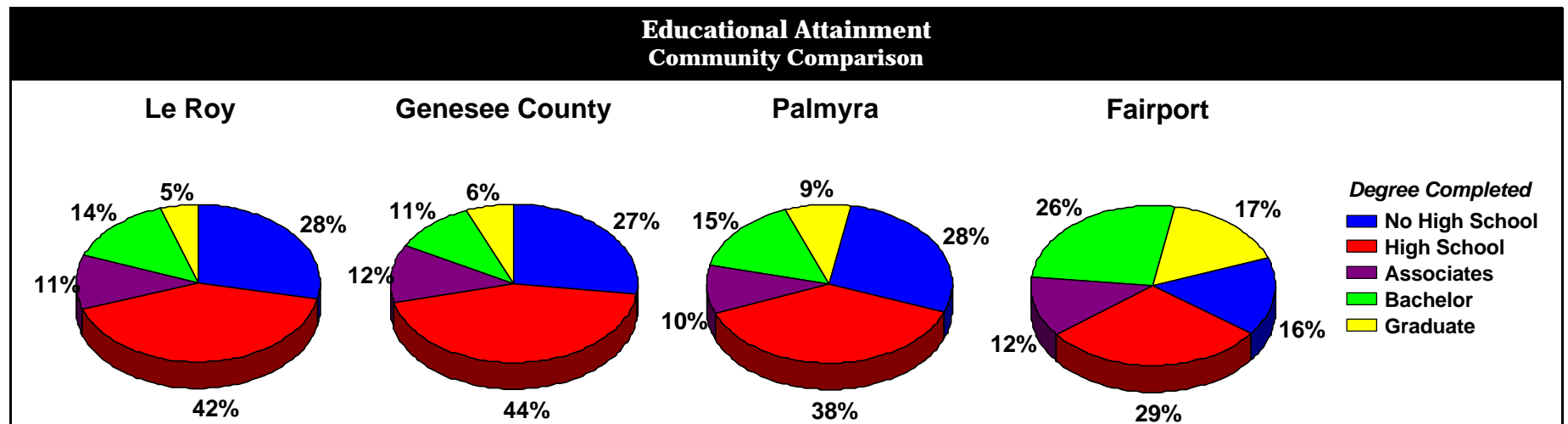


Inventory & Analysis

Educational Attainment

The Le Roy Central School district is consistently identified as one of the top 10 schools in Western New York State according to *Business First* magazine. Its success may be partially attributed to a very low pupil to teacher ratio of approximately 11.5 to 1. Its current enrollment is approximately 1,500 students (720± Kindergarten through Sixth and 780± Seventh through Twelfth.)

As the graph below indicates, approximately 72% of the Village’s residents have a high-school or equivalent degree while 28% have not completed high school. In addition, almost one-third of the Village’s residents have completed a higher education degree. This is comparable to Genesee County and the Village of Palmyra and is consistent with the large proportion of blue-collar workers within these communities. The Village of Fairport, whose population is primarily white collar, has a higher level of advanced education and high school completion than Genesee County, Le Roy, and Palmyra.



Inventory & Analysis

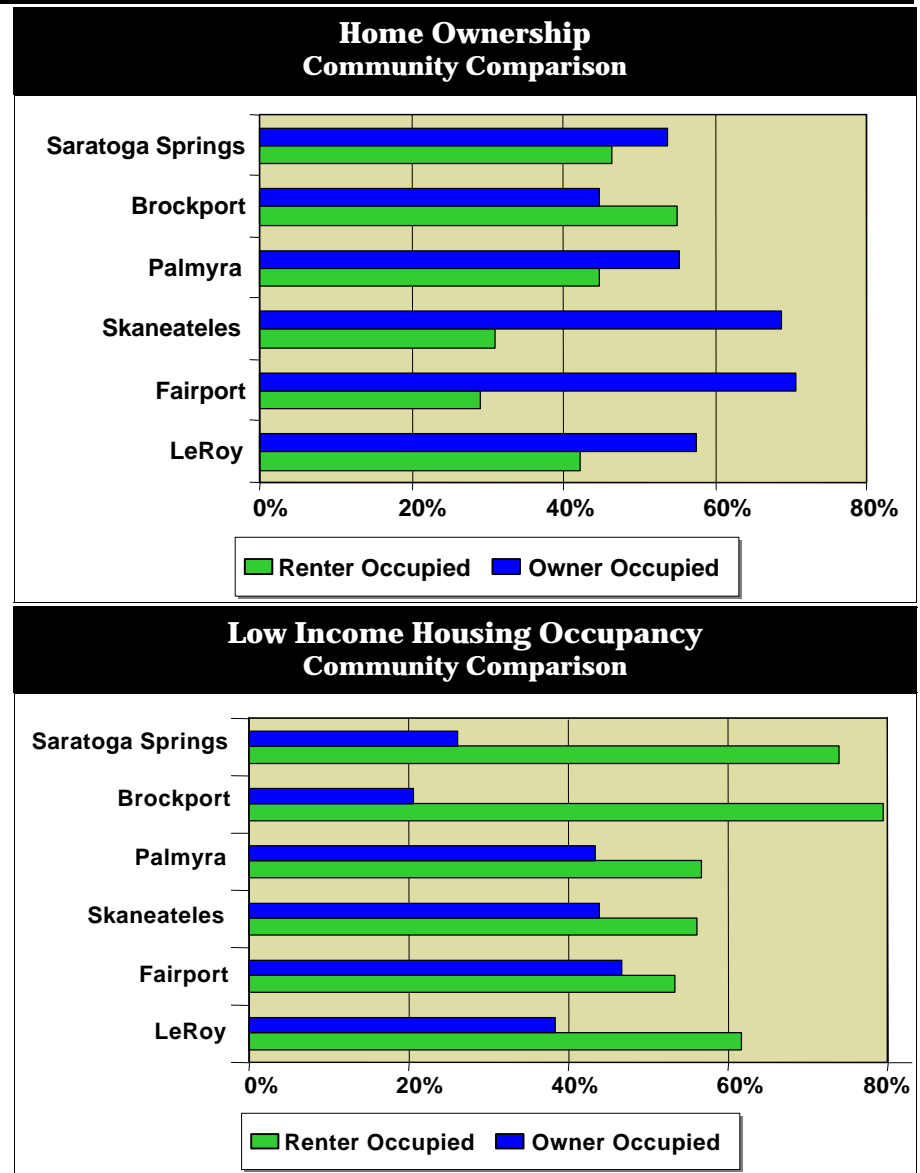
Homeownership

The graph to the right is a comparison of the homeownership rates for Le Roy and five other communities. This information provides an understanding of the existing housing occupied by owners and renters. As can be seen, Le Roy has a high percentage of its housing occupied by renters (43%), comparable to Palmyra (45%), which has a large retirement home in the village, and Saratoga Springs (45%), a college town. By comparison, Le Roy has a substantially lower homeownership rate than the Villages of Fairport and Skaneateles.

While the Village has no interest in excluding any type of housing, based on this information, the Village should encourage both entry level and high end single family home construction. A mix of owner occupied townhomes, condos, senior bungalows, and single family homes can provide a diverse mix of housing for all incomes.

Low Income Housing

Low income households are defined as households earning less than 60% of the area median income for the purposes of this plan. As can be seen, over 60% of Le Roy's low income households are renters. This is influenced by the amount of senior housing and low income family housing already existing within the Village. While Le Roy's intention is not to exclude future low-income housing opportunities, the community should be more selective in what types of low income housing will be accepted. When compared to other communities, Le Roy clearly has its fair share of low income housing opportunities. For example, when compared other regional villages similar in size such as Fairport and Palmyra, Le Roy has the greatest proportion of low income renters.





Inventory & Analysis

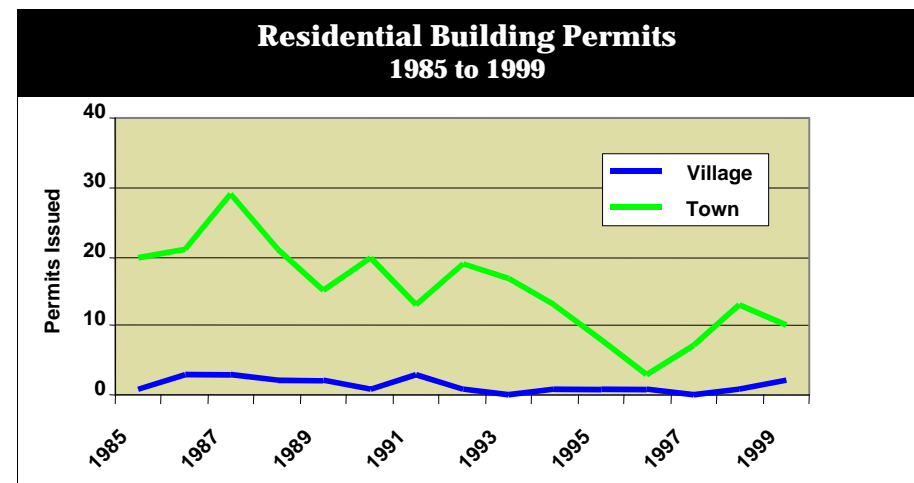
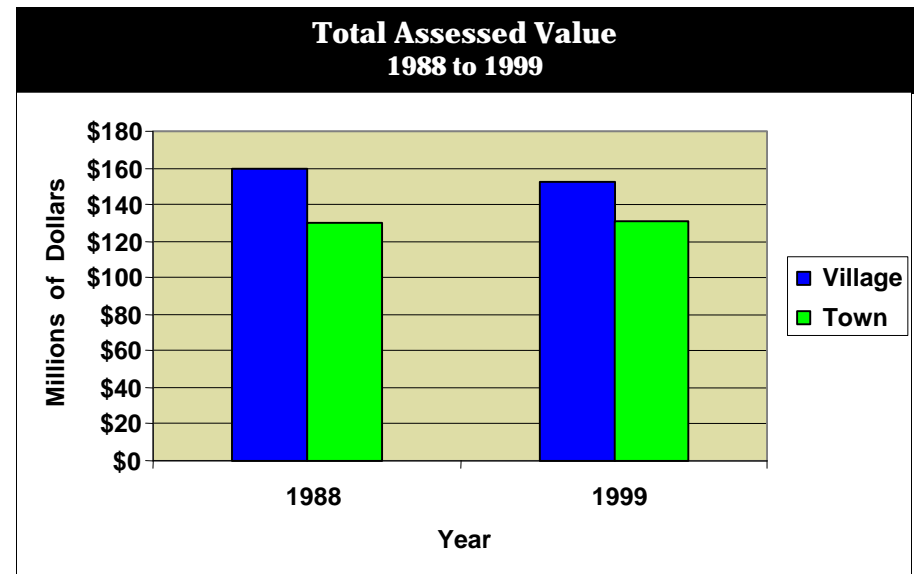
Assessed Value*

The Village of Le Roy is currently assessed at approximately \$152 million. By comparison, the Town's assessed value is \$130 million. As the graph to the right illustrates, the assessed value for the Village has actually decreased by over 4% during the past decade. The Town's assessed value has remained relatively stable during the same time period.

**(The assessed value figures shown in the graph to the right have been adjusted to account for inflation.)*

Building Activity

The Village of Le Roy has experienced a low number of building permit applications for new residential development over the past 15 years. In general, the Village and Town of Le Roy issue an average of two and 14 building permits per year respectively. The lower number of permits issued in the Village as compared to the Town is a common occurrence for several reasons. Towns have a large amount of un-developed land that is in-expensive when compared to similar sized parcels in the Village. The high taxes and service charges associated with Village living are also an incentive to building a new home in the Town. These factors combined with the presence of Monroe County water is expected to increase the number of building permits issued in the Town over the next decade.

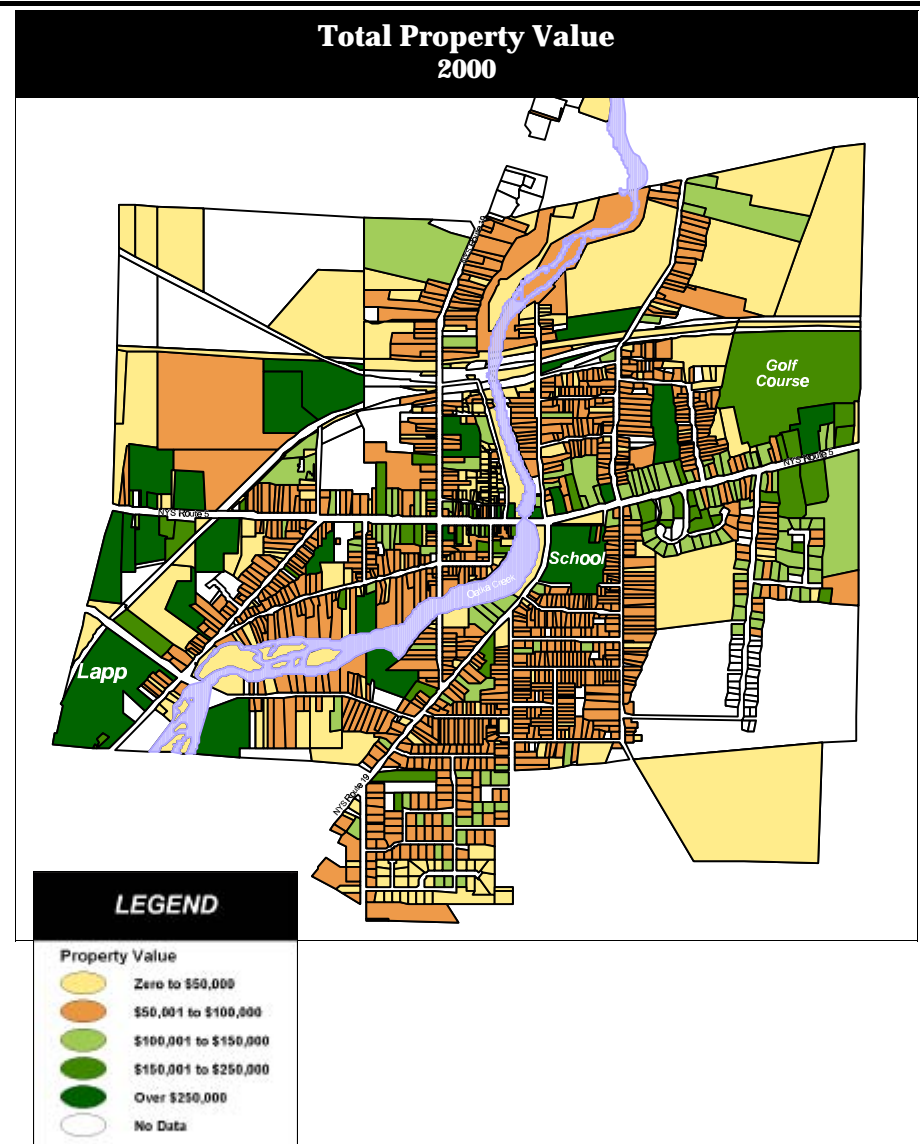


Inventory & Analysis

Property Value

Property values are based on information provided by Genesee County Real Property System. As the map to the right indicates, a majority of the property within the Village is assessed between \$50,001 and \$100,000. A large portion of these properties are currently used for residential purposes. This indicates an abundant supply of affordable home options within the Village.

The majority of the commercial property in the Village is located along NYS Route 5 in the central business district or near the western boundary of the Village. As the map illustrates, these properties generally have the highest values in the Village. By comparison, the agricultural uses located in the northwest, northeast, and southeast corners of the Village are among the properties with lowest values.



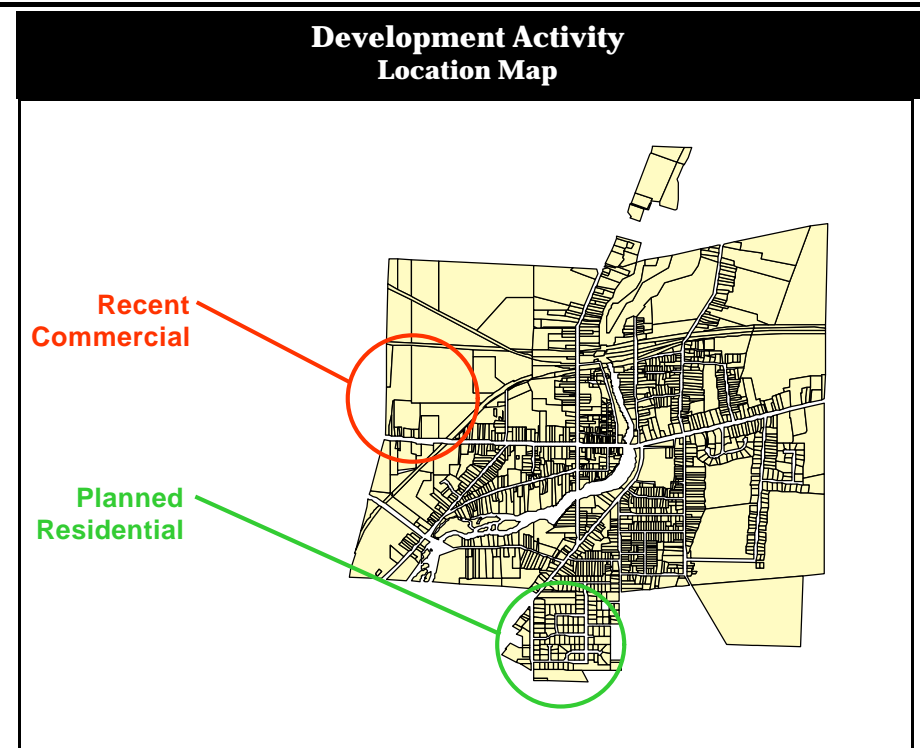


Inventory & Analysis

Development Activity

The Village of Le Roy has had two main development areas over the past decade. The residential development areas are focused in the southern portion of the Village as an extension off the traditional grid. Commercial development has focused on the west side of the Village in a “suburban” style strip fashion along Route 5.

The construction of a new school facility in the Town will likely result in an increased demand for residential opportunities in close proximity to the school. The agricultural land in the southeast corner of the Village is an area that could be used to satisfy a portion of this demand.



Inventory & Analysis

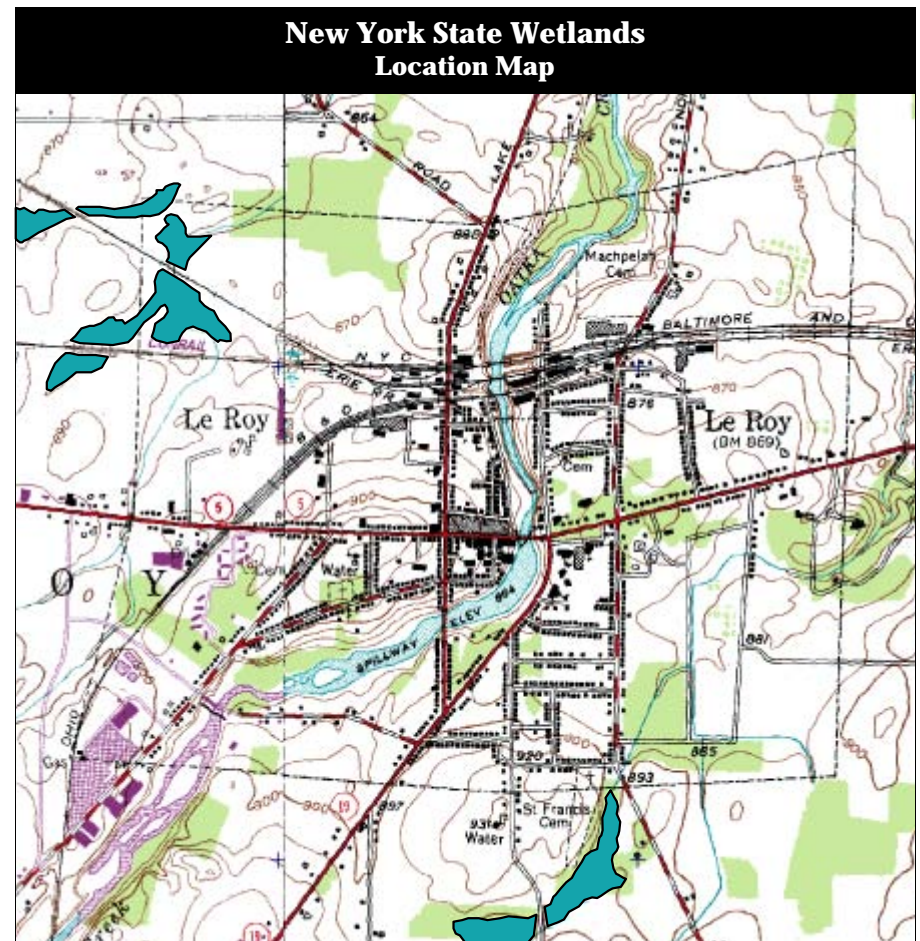
Natural Resources

The defining natural feature in the Village of Le Roy is the Oatka Creek. The creek bisects the Village and is a fourth order creek, draining approximately 221± square miles of terrain. Ultimately, the Oatka Creek connects with the Genesee River which terminates in Lake Ontario. There are several stream habitat types within the village including:

- Pooling areas, with slow moving water, inhabited by aquatic vegetation that provides protection for insects and food resources necessary in fish rearing;
- Riffles north of the main street dam that aid in the breakdown of plant materials; and
- Runs between the Main Street and Munson Street Dam that provide slow, open water habitats for fish and migrating birds.

The portion of Oatka Creek near the school is showing significant erosion of its shoreline. The integrity of this area of shoreline will continue to decline unless the management of the creek is modified or there is a more stable shoreline developed.

The Village of Le Roy has two areas of State designated wetlands (shown in blue on the map to the right). While only a portion of each wetland lies within Le Roy, the Village realizes their importance for flood control, natural wildlife habitat, and aesthetic value. The Village and the Town of Le Roy should work together to protect these natural assets and their function.





Inventory & Analysis

Transportation

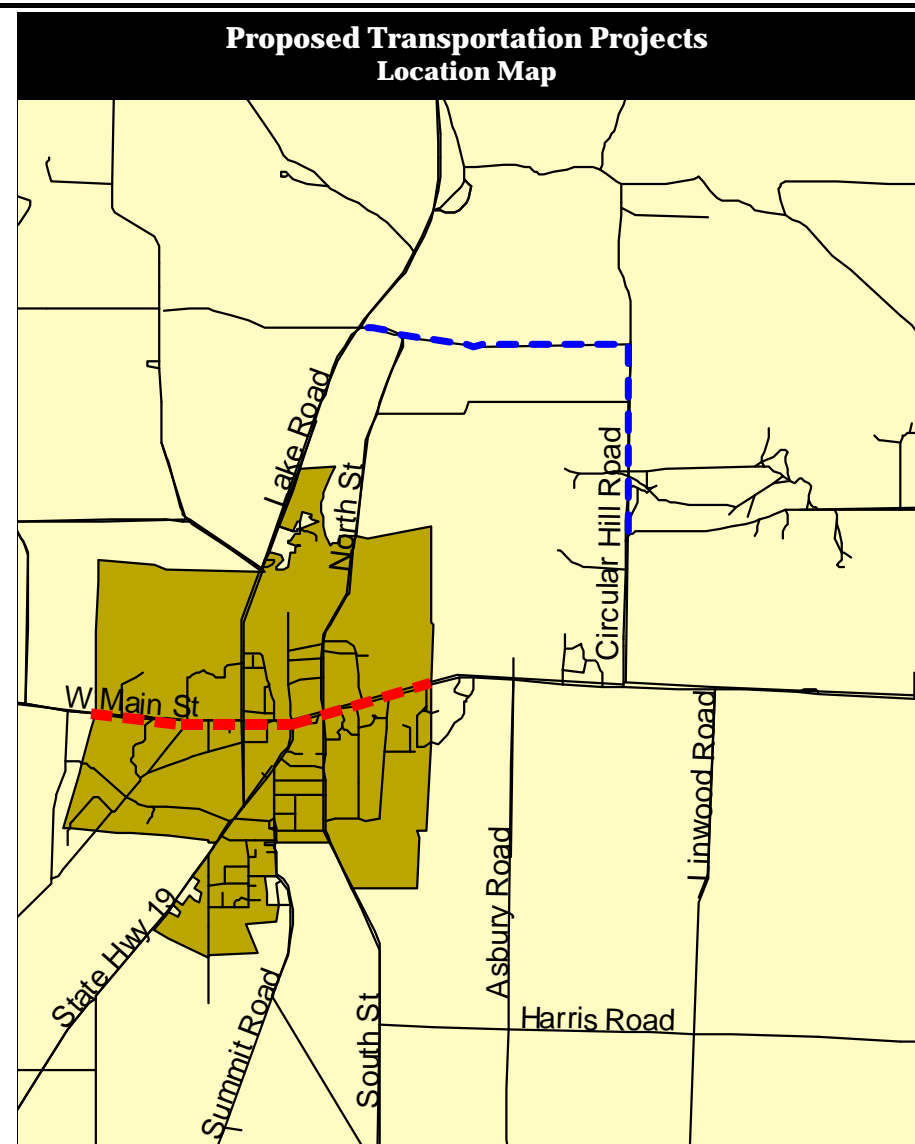
The main transportation corridors in the Village are Main Street (State Route 5) and Lake Road (State Route 19). The more prominent collector streets include North and South Streets. These Village of Le Roy experiences most of its traffic during peak rush-hour times between 7 to 9 am and 4 to 6 pm. However, there is an extended period of congestion around the school facilities.

Proposed Truck By-Pass (shown in blue)

As can be seen to the right, there are plans to develop a truck by-pass from Circular Hill Road to Route 19 north. This plan is intended to provide trucks that service the quarrying operations to the east of the Village with convenient access to NYS Route 19 and eventually the Thruway and Interstate 490. An important by-product of this project would be the reduction of trucks passing through the downtown area. This reduction in heavy vehicles could have a positive impact on the upcoming reconstruction of Main Street.

NYS Route 5 Reconstruction Project (shown in red)

The New York State Department of Transportation (NYSDOT) will be reconstructing NYS Route 5 within the Village limits. It is scheduled to occur in 6 to 8 years; the exact timing will be dependent upon the availability of funds to complete the project. This project is an opportunity for the Village to assist the NYSDOT in designing a corridor that promotes the policies and objectives contained in the plan.

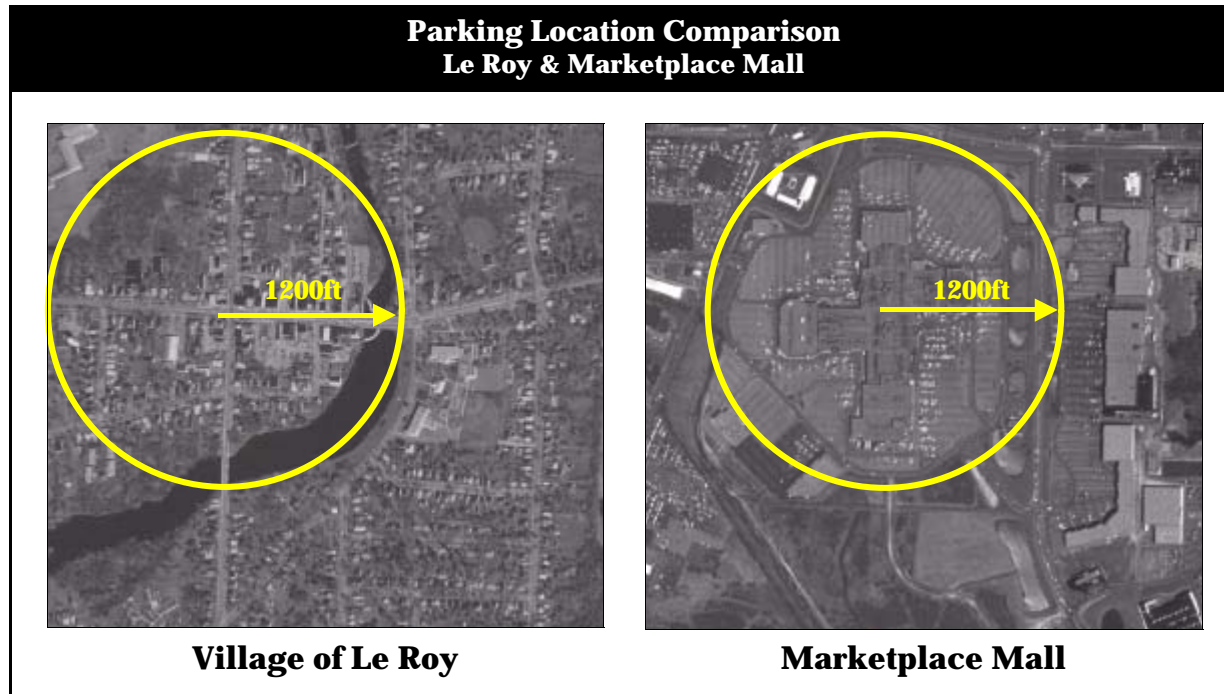


Inventory & Analysis

Parking

Throughout the planning process, the lack of parking for businesses along Main Street was identified as a barrier to revitalizing the downtown area. Although a detailed parking inventory and usage analysis was not conducted as part of this plan, through informal observation by the project team a cursory parking assessment was conducted.

The project team made numerous visits to the Village at various times throughout the day. At no time was the Mill Street Parking Lot at or near its capacity. This observation was confirmed by the planning committee. As shown in the images below, the Mill Street lot is within a quarter mile of the entire commercial district. For most establishments it is much closer. This distance is comparable to parking in the parking lot of a large regional mall and walking to its center.





Our Community Plan

“Begin with the end in mind.”

~ S. Covey

Our Community Plan

Policy Framework

Good public policy is developed and implemented on multiple levels. It must address the short and long term needs of a community as well as provide varying levels of detail. In an effort to accomplish this, this plan has five key elements.

1. *Vision*: A general statement of a future condition which is considered desirable for the entire community; it is an end towards which all actions are aimed. Think in terms of what you want the community to “have” or “be”. The Vision should not dramatically change over time but rather be consistent throughout the planning horizon. Ideally, the Vision contained in this plan should be useful for the 12-year planning horizon.
2. *Policy*: Similar to a vision in that it is a general statement of a future condition towards which actions are aimed. However, the scope of a policy is much more narrow. It should support the vision by addressing a particular area or issue facing a community. Policies should not dramatically change over time but rather be consistent throughout the planning horizon. Ideally, the policies contained in this plan should be useful for the 12-year planning horizon.
3. *Policy Objective*: A statement of a measurable activity to be accomplished in pursuit of the policy; it refers to some specific aspiration which is reasonably attainable. Think in terms of actions such as “increase”, “develop”, or “preserve”. The general lifespan of a policy objective is 6 to 12 years.
4. *Policy Measure*: A specific measure that relates directly to accomplishing the objectives; it identifies how, when, and amount to be done. Think in terms of, “how do we tell if our objectives are working?” Measures should be reviewed every one to two years to determine if the objectives are effective. The measures included in this plan are more general and do not specify a time frame and amount to be accomplished. The Village should work to establish the baseline condition for all the measures in this plan and then determine the level and timing that is desirable. (It should be noted that interns are a good resource available to communities in gathering this type of information.)
5. *Implementation Items*: A specific proposal to do something that relates directly to accomplishing an objective; it can take the form of a plan, project, or program. The lifespan of an implementation item can vary from one to 12 years depending on the item.



Our Community Vision



Our Community Vision

“It is the vision of the Village to remain the civic, social, and economic center of the broader community of Le Roy. It will be a place known for its...

- ***Safe & attractive neighborhoods***
- ***Vital downtown area***
- ***Strong local economy***
- ***Diverse leisure & cultural assets***
- ***Scenic natural resources***
- ***Quality community resources***
- ***Cooperative spirit***

...The Village will strive to achieve this vision while maintaining its traditional pedestrian scaled development pattern. The Village also recognizes that the rural setting that surrounds it is part of its character, enhances the quality of life of its residents, and should be preserved.”



Policy Area: Neighborhoods



Policy Area: Neighborhoods

Policy

It is the policy of the Village to have neighborhoods that are a source of community pride. The existing neighborhoods within the Village are capable of accommodating a variety of lifestyles while enhancing the daily lives of residents as well as visitors. The preservation of the historic character, architectural quality, and traditional appeal of the existing neighborhoods should continue to be a priority of the community. In addition, new neighborhoods should be developed in a manner that reflects the existing scale and style of traditional village development patterns.

Policy Objectives

1. Increase single-family residential opportunities utilizing existing and new housing stock.
2. Maintain current range (size, cost, type, density) of housing options.
3. Preserve existing housing values.
4. Expand the existing street grid patterns and prohibit the use of cul-de-sacs.
5. Design (streets, buildings, setbacks, lighting, etc) to a pedestrian oriented scale.
6. Eliminate gaps in existing sidewalk system.
7. Preserve existing trees and encourage the planting of additional trees where appropriate.

Policy Measures

1. Percentage of home ownership.
2. Change in average home price (adjusted for inflation).
3. Number of pedestrian level lights vs. typical “cobra head” street lights.
4. Miles of new sidewalks constructed.
5. Number of trees.
6. Proportion of the population that are between the ages of 35 to 54.



Policy Area: Neighborhoods



Policy Area: Neighborhoods

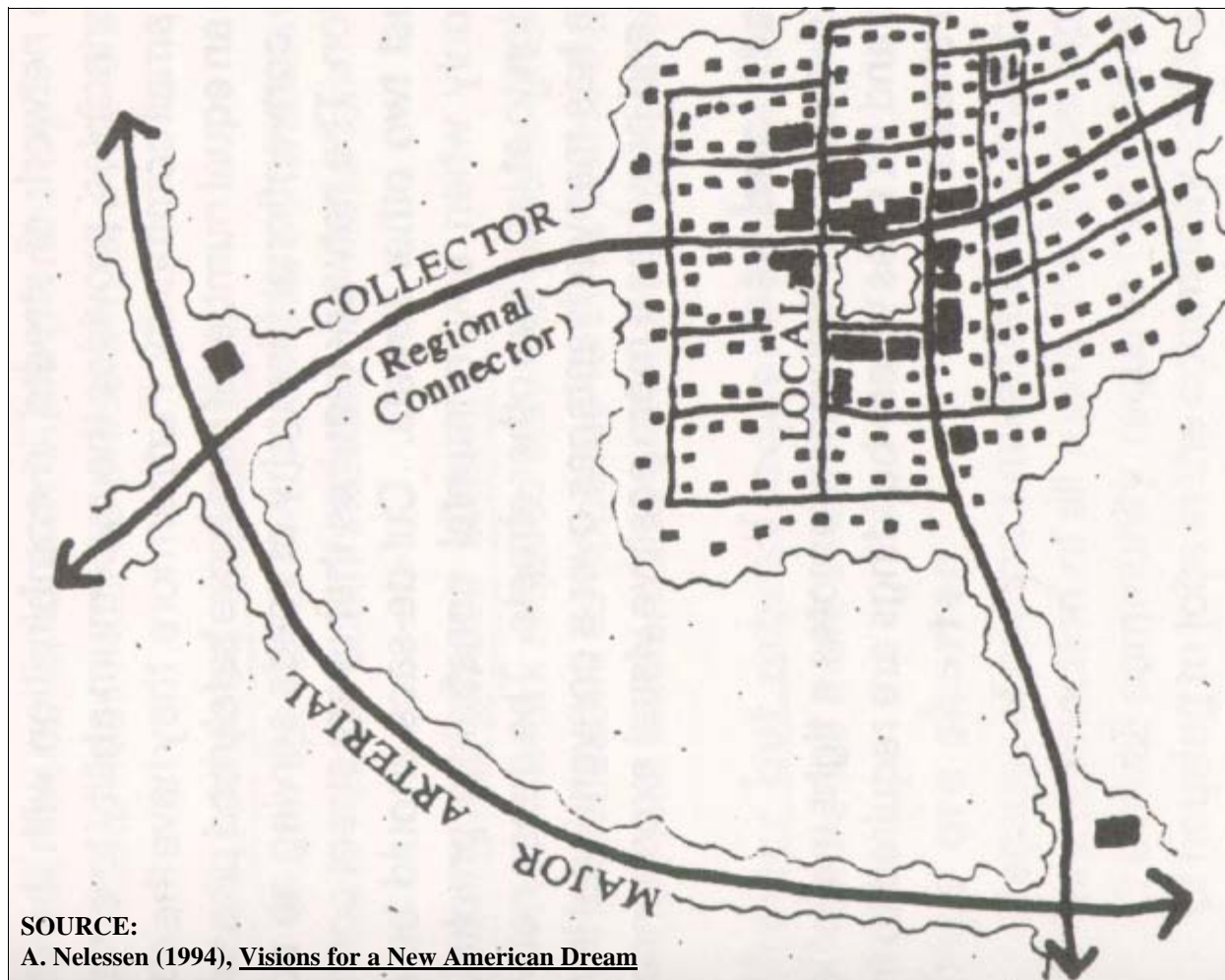
Implementation Items

1. Construct additional single family homes that are similar in quality and character to the existing housing stock.
2. Modify the zoning code or offer incentives to restore single family occupancy to structures that have been converted to multi family.
3. Modify the zoning and site development guidelines to prohibit the construction of cul-de-sacs. A provision should be added to allow cul-de-sacs by variance in cases of undue hardship on the developer. New neighborhood blocks should be developed by expanding the existing grid street pattern. For example:
 - West Avenue to West Bergen Road
 - Continue Poplar Lane to Asbury Road
4. Consider developing an “Idealized Build Out Plan” that will identify the future street system as well as the various types of construction desired by the community in designated areas.
5. Revise zoning and site development guidelines to address lot size, frontage, and setback requirements to compliment traditional village density, variation, and scale.
6. Make pedestrian level lighting standard on all residential streets.
7. Locate elderly housing in close proximity to services and transportation.
8. Complete the existing sidewalk system and require construction of sidewalks in new neighborhoods.
9. Develop a tree preservation ordinance or modify the zoning and site development guidelines to preserve or increase the tree coverage within the Village.
10. Develop design guidelines for the preferred development pattern of future neighborhood development.



Policy Area: Neighborhoods

Existing Street Grid Network vs. Typical Suburban Street Network



SOURCE:
A. Nelessen (1994), Visions for a New American Dream

EXISTING STREET GRID NETWORK:

The Village of Le Roy has a street system that is laid out in a grid pattern. This type of road network is characteristic of most villages located in the northeast United States. The sketch to the left is a generic example of a street grid network.

There are numerous advantages associated with an inter-connected system of streets:

- Provides an environment that is conducive to walking and bicycling
- Disperses vehicular traffic evenly throughout neighborhoods
- Creates a “sense of place” within a community

As new residential neighborhoods are developed in the Village, every effort should be made to ensure they expand the existing street grid pattern and prevent the proliferation of cul-de-sacs.

Policy Area: Neighborhoods

Existing Street Grid Network vs. Typical Suburban Street Network (continued)

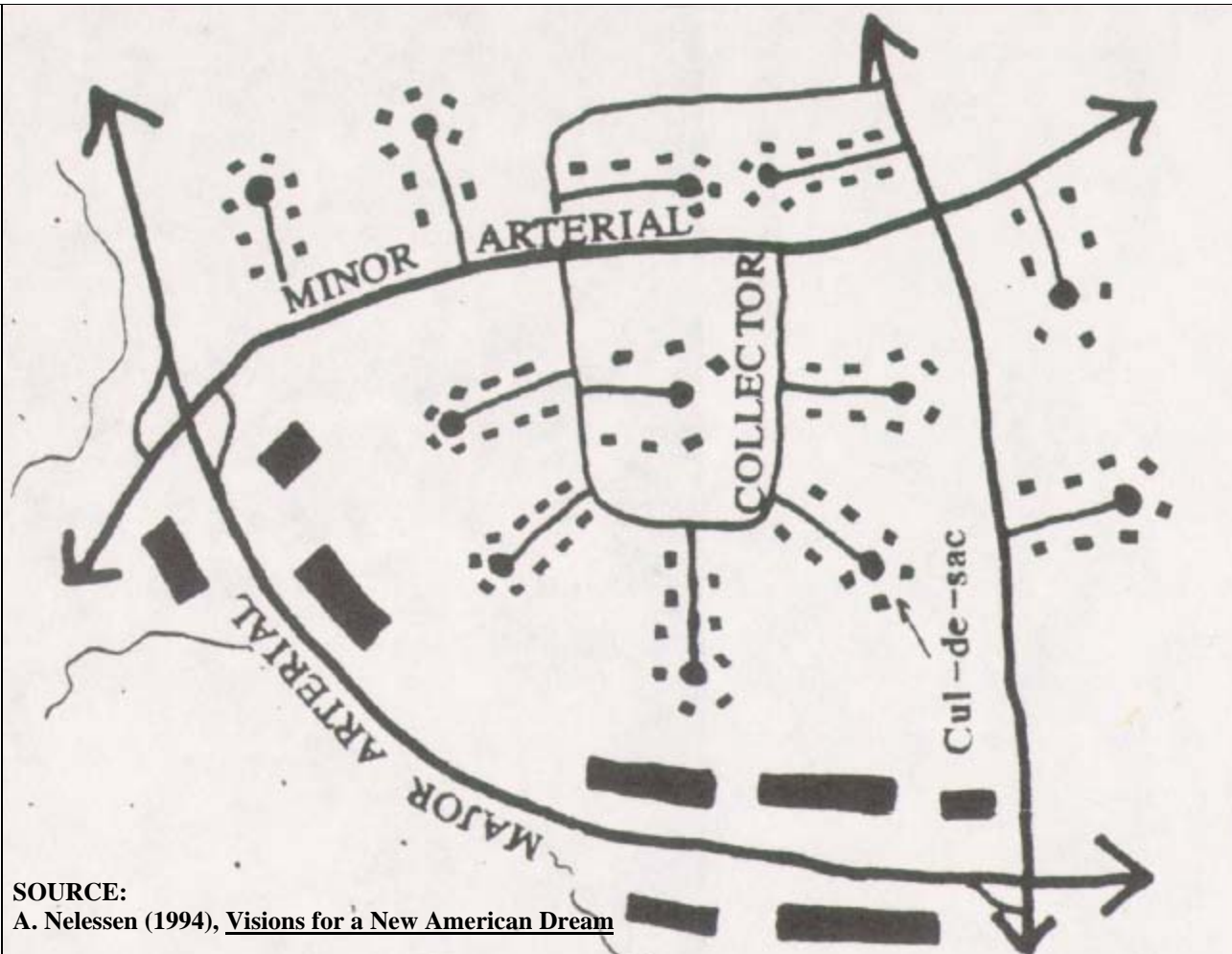
TYPICAL SUBURBAN STREET NETWORK:

Over the past four decades the typical neighborhood development pattern has become characterized by a network of curved streets and cul-de-sacs as shown in the sketch to the right.

There are numerous disadvantages associated with this type of street system:

- Concentrates traffic congestion at a small number of intersections
- Discourages walking and biking
- Increases the number of vehicle miles traveled in a community.

It is also becoming well documented that a “suburban” street design is associated with a higher number of incidents involving speeding than other types of street layouts. This can be attributed to the increased street widths usually found in these neighborhoods as well as the inconvenience a motorist experiences in getting to an arterial level street.



SOURCE:
A. Nelessen (1994), Visions for a New American Dream



Policy Area: Downtown



Policy Area: Downtown

Policy

It is the policy of the Village to have an attractive and prosperous downtown area that is the cultural, social, and economic center of the community. The Village recognizes that the vitality of this area is dependant on local population size, the purchasing power of the community, and the diversity and common appeal of merchandise and services available.

Policy Objectives

1. Improve the appearance of the Main Street commercial area.
2. Preserve the size and scale of the existing buildings along Main Street.
3. Ensure adequate parking is available to support the uses in the downtown area.
4. Develop a more pedestrian friendly Main Street.
5. Ensure that new commercial uses in the Village compliments existing activity downtown.
6. Develop a pattern of retail and limited services at the street level.
7. Utilize available upper floor space for additional commercial or residential uses.
8. Promote and market the downtown area to the region, state, and country.

Policy Measures

1. Building vacancy rate (street level and upper floors).
2. Number of façade improvements completed annually.
3. Reduce the number of pedestrian conflict points.
4. Gross sales tax receipts (adjusted for inflation) from the downtown area.



Policy Area: Downtown



Policy Area: Downtown

Implementation Items

1. Conduct a highway and parking study be undertaken to assess the adequacy of existing parking, potential beautification, shared strategies to ensure efficient use, and alternate uses, beginning with the Mill Street Parking Lot.
2. Develop a comprehensive directional signage and “wayfinding” program that will assist travelers in getting to, around, and out of the downtown area.
3. Use the re-construction of NYS Route 5 as an opportunity to achieve multiple policy objectives and is discussed on the following page.
4. Develop design standards to assist the Village and the property owners in improving the overall appearance of Main Street.
5. Investigate the desirability of developing a business improvement district for the downtown area merchants. This type of organization can provide additional services (marketing, capital improvements, etc) to the merchants in the downtown area that may not be provided by local government.
6. Revise land use map to ensure the viability of Downtown by reducing the potential for negative competition.
7. Develop common hours, parking areas, rear entrances, signage, marketing theme, and strategy for the entire downtown area.
8. Ensure all buildings within downtown are American with Disabilities Act compliant. In order to accomplish this and utilize the available upper floor space in the downtown area some communities have developed a common elevator within a single building to be shared by the others in the block. This technique may be appropriate within the Village. Additional studies should be conducted to determine its feasibility and cost.
9. Host seminars and forums to help educate local merchants on techniques available for developing successful businesses.
10. Aggressively pursue funding to promote downtown economic development and construct needed capital improvements.



Policy Area: Downtown

New York State Route 5 Re-construction



**EXISTING
CONDITIONS:**

The existing configuration of Le Roy's Main Street consists of four travel lanes, two parking lanes and a center turn lane. This represents a total of seven vehicular conflicts a pedestrian must face each time he or she wishes to cross the street.

The reconstruction of Main Street is an opportunity for the Village to implement two of its policy objectives by:

1. Improving the appearance of Main Street and
2. Creating a more pedestrian friendly Main Street.

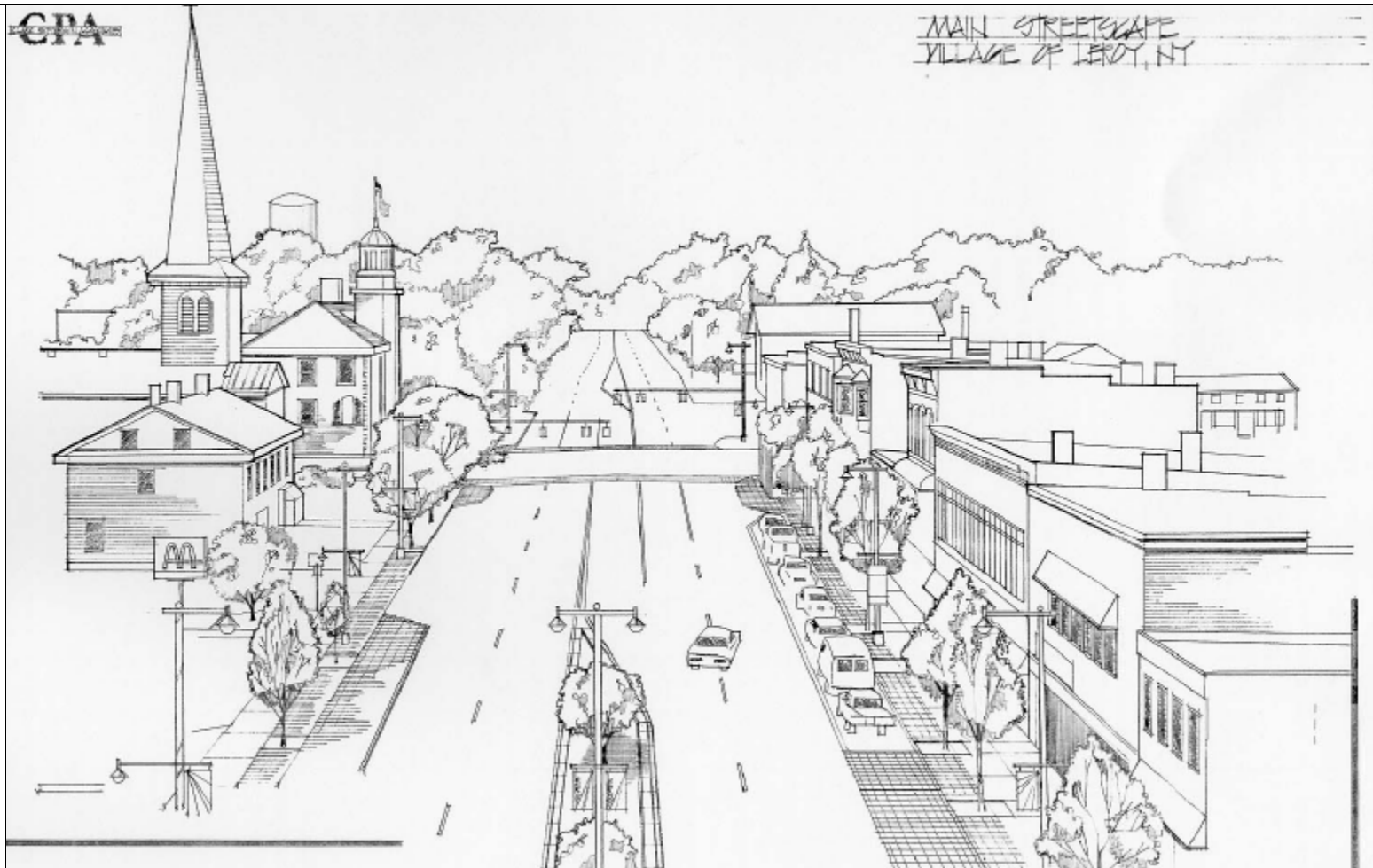
Policy Area: Downtown

New York State Route 5 Re-construction (continued)

PROPOSED CONDITIONS:

The sketch to right represents one possible design for Main Street. The placement of a raised median, brick sidewalks and crosswalks, pedestrian level lighting, and traffic signals on mast arms greatly enhance the beauty and safety of the downtown area.

This design is a more conservative approach to re-designing Route 5. Other possible scenarios include eliminating travel lanes to accommodate diagonal or reverse diagonal parking along the store fronts. A more aggressive approach used in other communities includes the placement of diagonal parking spaces in the middle of the Main Street.





Policy Area: Leisure & Culture



Policy Area: Leisure & Culture

Policy

It is the policy of the Village to be the center of leisure and cultural activities within the community. The restaurants, golf course, Oatka Creek, Le Roy House, Jello Museum, school related events, and the Oatka Fest are attractions that residents of the Village, Town, and neighboring municipalities frequently enjoy. In addition, the presence and popularity of the local bed and breakfast operations is an indication that Le Roy is attracting visitors from around the state and the country. The level of cultural and recreational activity within the Village should be maintained or increased with the addition of new attractions or through the expansion of existing ones.

Policy Objectives

1. Increase the number of activities available to the community's youth outside of school hours.
2. Expand recreational opportunities related to Oatka Creek (hand powered boat launches, picnic areas, etc.).
3. Develop a system of trails and community spaces that provides continuous public access adjacent to the Oatka Creek from Munson Street to Buttermilk Falls.
4. Continue to meet the recreational needs of the growing senior population.
5. Promote the events and attractions available within the community to the region, the state, and the country.
6. Capitalize on the growing tourism market using the community's history and cultural assets.

Policy Measures

1. Public expenditures on recreation.
2. Miles of trail along the creek.
3. Bed and restaurant tax revenues.
4. Number of "hits" on the Village web site.
5. Attendance at festivals and events.



Policy Area: Leisure & Culture



Policy Area: Leisure & Culture

Implementation Items

1. Implement the Mill Street Plan park and trail.
2. Develop a detailed plan to create a continuous trail from Munson Street to Buttermilk Falls that includes picnic areas, a hand powered boat launch, and natural areas. See following page for more details. This trail should be properly marked with signs and patrolled by the Village police to ensure a safe and enjoyable experience for visitors.
3. Investigate the community benefits associated with year round youth related activities such as a youth center or indoor skate park.
4. Create a community (Town, Village, and School) web page that highlights local businesses and attractions.
5. Advertise various community activities (fishing, Oatka Fest, bicycling, ice skating, etc.) in publications around the region. The most successful advertising offers more than a single days worth of activities. For example, a weekend package in Le Roy may include a round of golf, dinner, an overnight stay at a local bed and breakfast, fishing or a stroll along the expanded Oatka Creek trail to Buttermilk Falls and then lunch. The key is to offer enough activities to get visitors to stay over night. The level of spending associated with an overnight stay is significantly greater than a “day-trip.”
6. Continue to develop life-long learning opportunities within the Village for adults of ages.



Policy Area: Leisure & Culture

Waterfront Trail:

Publicly Owned Land 1999

EXISTING CONDITIONS:

The Oatka Creek is one of the Village's most underutilized resources. With limited investment the Village could significantly increase public access to the Creek. This investment would also result in drawing more visitors from around the region and the state.

Shown in green on the map to the left is the land currently owned by the Village. As indicated by the map, the Village currently owns a significant portion of the land necessary to complete the proposed trail system (shown in red) along the Oatka Creek.

Policy Area: Leisure & Culture

Waterfront Trail: (continued)

PROPOSED CONDITIONS:

The sketch to right is a conceptual rendering of what the bridges spanning the islands near Munson Street could look like. The exact style of bridge could differ from those depicted here. However, the stone facades create a “monumental” look which is more appropriate in a Village setting than a wooden bridge. A review of Village history also indicates that this style of bridge is reminiscent of the stone arch over Haskin’s mill race near the Munson Street Bridge (shown in the photo to the right).

This particular drawing shows the bridges spanning from island to island (in the background) and then to the main land (in the foreground).





Policy Area: Local Commerce



Policy Area: Local Commerce

Policy

It is the policy of the Village to be a community that attracts business as well as a place where its residents enjoy rewarding employment opportunities. The attraction and retention of businesses in the Village depends upon many elements: a skilled work force; a high quality school system; amenities; and community attitude. Among the elements of community that must be present is the frame of mind, that of a forward looking community, one which is attuned to the future of international trade, technology, and communications.

Policy Objectives

1. Provide the necessary infrastructure (transportation, utilities, etc.) to support the needs of local businesses.
3. Increase the number of jobs (skilled and unskilled) available within the Village.
4. Provide adequate retail opportunities to meet residents' need.
5. Increase the commercial and industrial tax base.
6. Develop a marketing to attract businesses to the Village.

Policy Measures

1. Percentage of residents (43%) working in the Village.
2. Median family income (adjusted for inflation).
3. Total assessed value of the Village (adjusted for inflation).
4. Number of commercial establishments.



Policy Area: Local Commerce



Policy Area: Local Commerce

Implementation Items

1. Hire an economic development specialist to assist in the attraction and retention of local businesses. If necessary, the Village could share this persons services with a neighboring community such as Caledonia. This would defray the costs associated with hiring the specialist.
2. Hire a consultant to create a marketing theme for the Village based upon input from local community and business leaders.
3. Reduce the need for increasing the tax burden on new and existing businesses.
4. Survey the community to determine what types of goods and services they would like to see available in the Village.
5. Focus on niche market opportunities to reduce competition from regional shopping areas.
6. Pursue businesses that can provide support services to existing manufacturing or industry within the Village.
7. Develop access management guidelines for NYS Route 5 and NYS Route 19 to reduce the number of existing and future driveways within the Village. These guidelines can increase safety for motorists and pedestrians as well as preserve the level of convenience associated with shopping and doing business in Le Roy.
8. Improve fiber-optic and high technology communications infrastructure in the Village as an incentive for new business start-up and relocation.
9. Coordinate a business incubator program in an existing structure (such as the former Jello factory) that provides technical and administrative assistance for new businesses.



Policy Area: Community Resources



Policy Area: Community Resources

Policy

It is the policy of the Village to have community resources (public services, civic organizations, and business groups) that meet the needs of residents and support local businesses. The Village enjoys the health and safety benefits provided by its police force, fire department, and ambulance service as well as its water, sewer, and garbage collection services. The welfare of its residents is attended to by the school system, park system, public library, post office, historical society, and the faith community. The local economy is enhanced by the efforts of local merchant and business associations. The collective efforts of these groups and services are an invaluable asset to the community and it is critical that the current level of service they provide be maintained or increase in the future.

Policy Objectives

1. Continue delivery of services (utilities, educational, etc.) necessary to ensure the health, safety, and welfare of the residents.
2. Locate community (Town, Village, educational, etc.) facilities within the Village limits.
3. Continue to meet the existing and future recreation needs of the community.
4. Create opportunities for increased public involvement in building a better community.
5. Maintain or increase the amount of park and open space accessible to residents.

Policy Measures

1. Crime rate.
2. Water quality.
3. Number of complaints filed regarding service delivery.
4. Acres of recreation (park and open) space per person.
5. Annual dollars spent on recreation programs.



Policy Area: Community Resources



Policy Area: Community Resources

Implementation Items

1. Continually evaluate the adequacy of the level of protection provided by the police, fire, and ambulance services available within the community.
2. Develop a park to service existing and future residential development in the south east quadrant of the Village. Create a connective network of trails, sidewalks, and streets to provide pedestrian and bicycle connections between new and existing neighborhoods, the central business district, parks, and educational facilities.
3. Administer regular community surveys on the quality of service delivery within the community.
4. Ensure that as the community grows, the level of service provided by the library, parks, and schools is maintained.
5. Evaluate the cost and benefits of a multi-use community center.
6. Create a volunteer service linkage program that acts a clearing house for all local volunteer organizations. This is one mechanism for coordinating the efforts of volunteers in a community. If properly promoted, this could be a effective initial point of contact for residents (old and new) who wish to volunteer in the community but are not sure how.
7. Coordinate with the faith community in providing local teen and senior social and recreational opportunities.
8. Sponsor public health programs (such as elderly health evaluations, youth inoculation services, and rabies vaccinations).



Policy Area: Natural Resources



Policy Area: Natural Resources

Policy

It is the policy of the Village to be a community that preserves and enhances the quality of its natural resources (air, land, and water) through the combined efforts of its residents, businesses, and government. The degradation of these resources should be reduced or eliminated through sound development practices, proper zoning guidelines, and community stewardship. In particular, special attention should be given to the protection of Oatka Creek due to its environmental, aesthetic, and recreational value.

Policy Objectives

1. Avoid placement of activities (recreational, industrial, etc) in or near environmentally sensitive areas.
2. Reduce sources of non-point run off.
3. Reduce and mitigate air and noise impacts.
4. Maintain the Citizens Advisory Committee.
5. Reduce, reuse, and recycle appropriate materials.
6. Maintain the integrity of the Oatka Creek shoreline.

Policy Measures

1. New construction near (number of feet) environmentally sensitive areas.
2. Percentage of recycled material from the Village.
3. Change in per capita water use.
4. Linear feet of shoreline preserved or restored.



Policy Area: Natural Resources



Policy Area: Natural Resources

Implementation Items

1. Apply for stream restoration funding to stabilize the shoreline of Oatka Creek.
2. Turn CAC into a joint Town/Village Advisory Board.
3. Consider zoning ordinance revisions, together with ancillary regulatory changes, that reflect the need for environmental protection in connection with industrial and commercial development.
4. Control sight lighting, assuring that it not intrude on adjoining or other properties.
5. Control noise levels at the perimeter of the property.
6. Management of site storm water in a fashion to assure appropriate rates and quality of discharge at the property boundaries, and making use of state-of-the-art constructed wetlands or such on-site wetlands as may exit, subject to New York State Department of Environmental Conservation and local government approval, and federal wetland regulation as may be relevant.
7. The suitability of air quality, including odor and other emissions assuring that there be no degradation caused by site operations, either during construction or in operation of the facility under consideration.
8. The management of industrial waste, such that it be collected and suitably treated on site, expeditiously removed from the community without recourse to surface or subsurface disposal incineration or other burning. That discharge to public owned treatment works be in accordance with permit parameters.
9. Ensure that planning and zoning boards are well educated on the New York State Environmental Quality Review Act and how other communities have applied it to development proposals within their community.
10. Implement a volunteer stream watch group with guidance of local biology teachers and the participation of students.
11. Implement an Oatka Creek Art Contest for all ages that will develop local pride and foster preservation through art of Le Roy's most prominent natural resource.



Policy Area: Natural Resources

Shoreline Erosion Control



**EXISTING
CONDITIONS:**

The existing Oatka Creek shoreline was developed as part of the Works Progress Administration (WPA) program in the 1933. The original shoreline was much more narrow and characterized by steep slopes.

Over the past decade, erosion of the shoreline has become evident. The areas currently impacted should be repaired and the opportunity for further erosion eliminated.

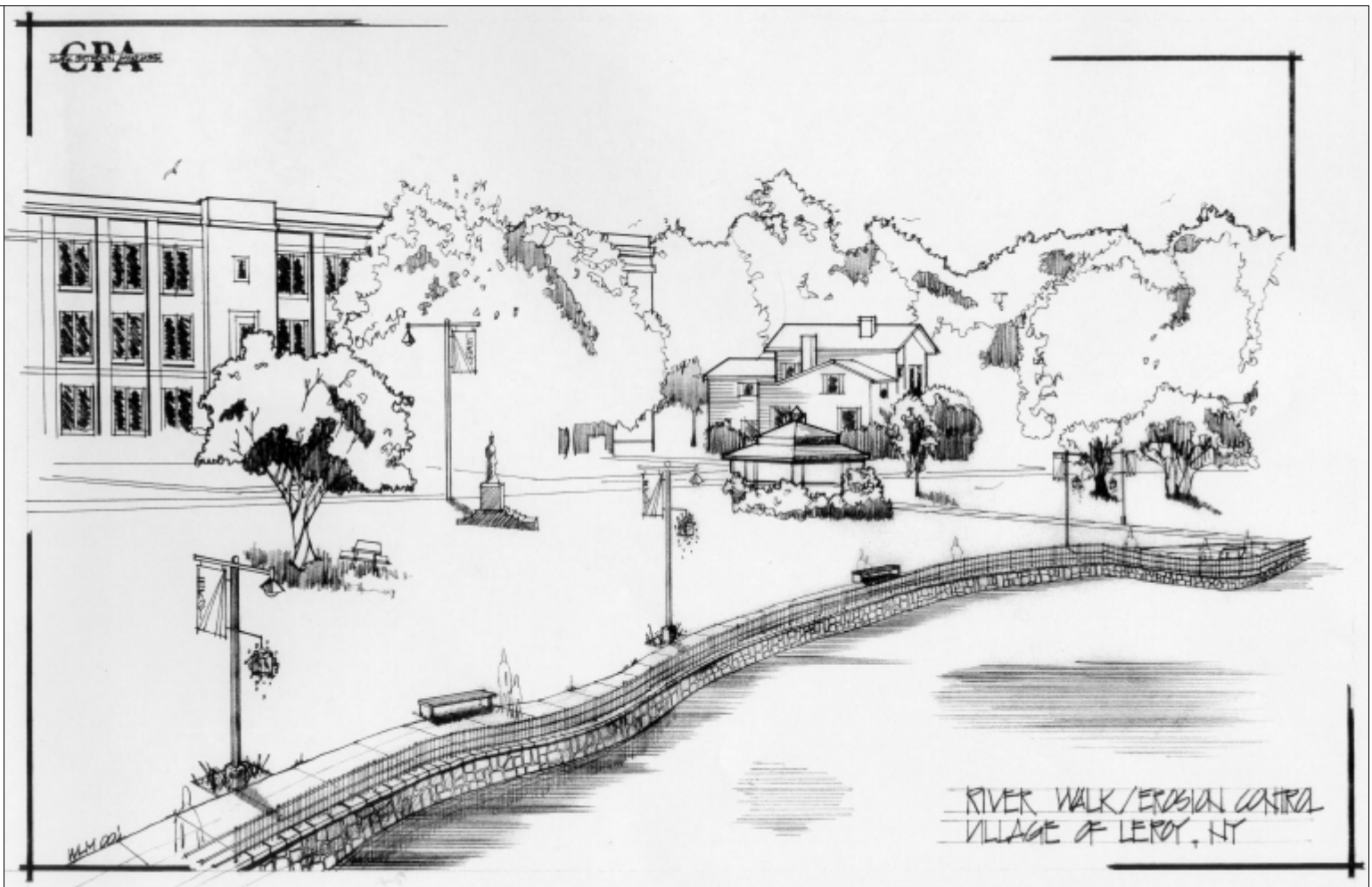
Policy Area: Natural Resources

Shoreline Erosion Control (continued)

**PROPOSED
CONDITIONS:**

There are varying levels of erosion control that may be appropriate along the creek. The sketch to the right shows the use of a stone retaining wall. This represents a more aggressive approach than the placement of gabion baskets, rip rap, or other revegetation options.

A retaining wall presents additional opportunities for improved public access along the shoreline. A narrow stone walkway with pedestrian level lighting or ground lighting could be constructed as part of the proposed trail system along Oatka Creek.





Policy Area: Regional Cooperation



Policy Area: Regional Cooperation

Policy

It is the policy of the Village to have inter-municipal relationships that strengthen the regional economy, protect sensitive environmental areas, preserve features that are essential to local character, and enhance the quality of life for residents. The Village recognizes that its well-being is directly tied to that of the Town's and that the success of this relationship is critical to their collective future.

Policy Objectives

1. Continue to develop a partnership with the Town of Le Roy to:
 - a. Capitalize on opportunities for shared services to reduce the cost of government.
 - b. Preserve the traditional character of the Village and maintain its role as the commercial, civic, and social center of the community.
 - c. Preserve the Town's rural character.
2. Strengthen relations with surrounding municipalities and governmental agencies in an effort to pursue opportunities for increased communication and shared services.
3. Reduce border land-use and zoning conflicts with the Town.
4. Pursue strategies that advance regional cooperation to attract new businesses to the region.
5. Increase awareness of regional heritage and cultural resources.
6. Strive to view and protect the environment using natural boundaries (watersheds, prime soil areas, etc.) rather than municipal boundaries.

Policy Measures

1. Cost of government (Village, Town, School).
2. New regional businesses.
3. Number of zoning, border, and land use conflicts.
4. Create a joint Village/Town advisory (environmental, zoning, planning, etc.) board.
5. Number of public forums with the Town and School District on the quality of life in the community.



Policy Area: Regional Cooperation



Policy Area: Regional Cooperation

Implementation Items

1. A review of the inventory and analysis section of this plan indicates that the Village of Palmyra is very similar to Le Roy in many respects. The two Villages may benefit from a long term exchange of ideas between its respective leaders.
2. Hire a consultant to identify the costs and benefits associated with the dissolution of the Village and its impact on the Town.
3. The Town and Village should work together to:
 - a. Plan the future transportation network for the community and adopt an “Official Map” that indicates potential street extensions and major system improvements.
 - b. Adopt a common land use map for both communities.
 - c. Adopt a shared zoning ordinance with the Town of Le Roy.
 - d. Market the area to potential businesses and visitors.
4. Coordinate with regional municipalities to avoid overlapping festival times. Events should be organized to closely follow each other to attract overnight and multi-day trips.
5. Discuss the potential of a regional tax base sharing strategy for new business attraction with the surrounding municipalities.
6. Pursue state and federal funding opportunities (grants, etc.) with neighboring municipalities. A greater emphasis is being placed on funding projects and programs that benefit more than one municipality. Therefore, the Village’s chances of getting funding is improved when it files joint applications with one or more local governments.
7. Promote regional cultural & heritage awareness through effective planning, marketing, and funding strategies.



Land Use

“Land use patterns in a community have strong influences over the current and future economic base, the cost of providing public services, and the location of future development.”

~ M. Lapping

Land Use

What Is A Land Use Plan?

The organization of land uses in a community defines the way residents perceive their environment, organize their time, and dictate local interaction. Land use is the defining factor that establishes our sense of place and a common vision of our community. When considering our developed landscape, one can think of a linear model that goes from wilderness to the City. Cities are very fine grained, with dense blocks of diverse uses that create interaction and liveliness. Rural and suburban towns are very coarse grain and spread out with little diversity of uses. Wilderness has little or no grain with one common land-use, open space. This type of hierarchy is what makes urban areas logical centers for communication, cultural outlets, workplaces, and diverse residential neighborhoods. Le Roy falls in the middle of the hierarchy of places. The quaint mix of residential neighborhoods, Main Street commercial, light industry, and unique natural features create a place that is unique among the regional landscape. There is a clear distinction, from a land use perspective, between the Village of Le Roy and Town of Le Roy. However, the Town and Village of Le Roy are dependant on each other to maintain the traditional pattern and scale that makes each place a unique, and integrated, community.

The Land Use Plan provides a graphic representation of current and future physical uses of land within the Village of Le Roy. This is accomplished using two maps, the Existing Land Use Map and the Future Land Use Map.

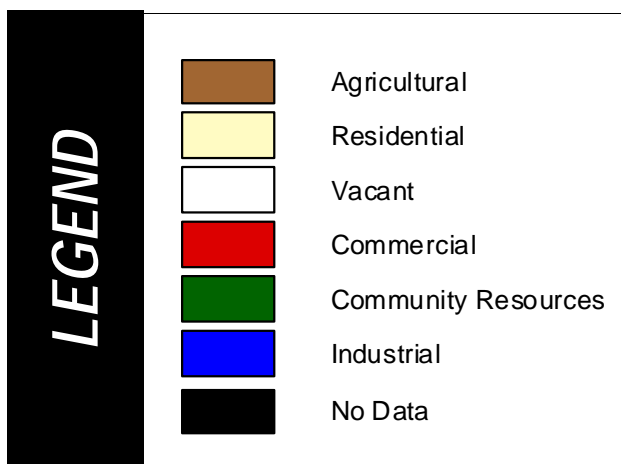
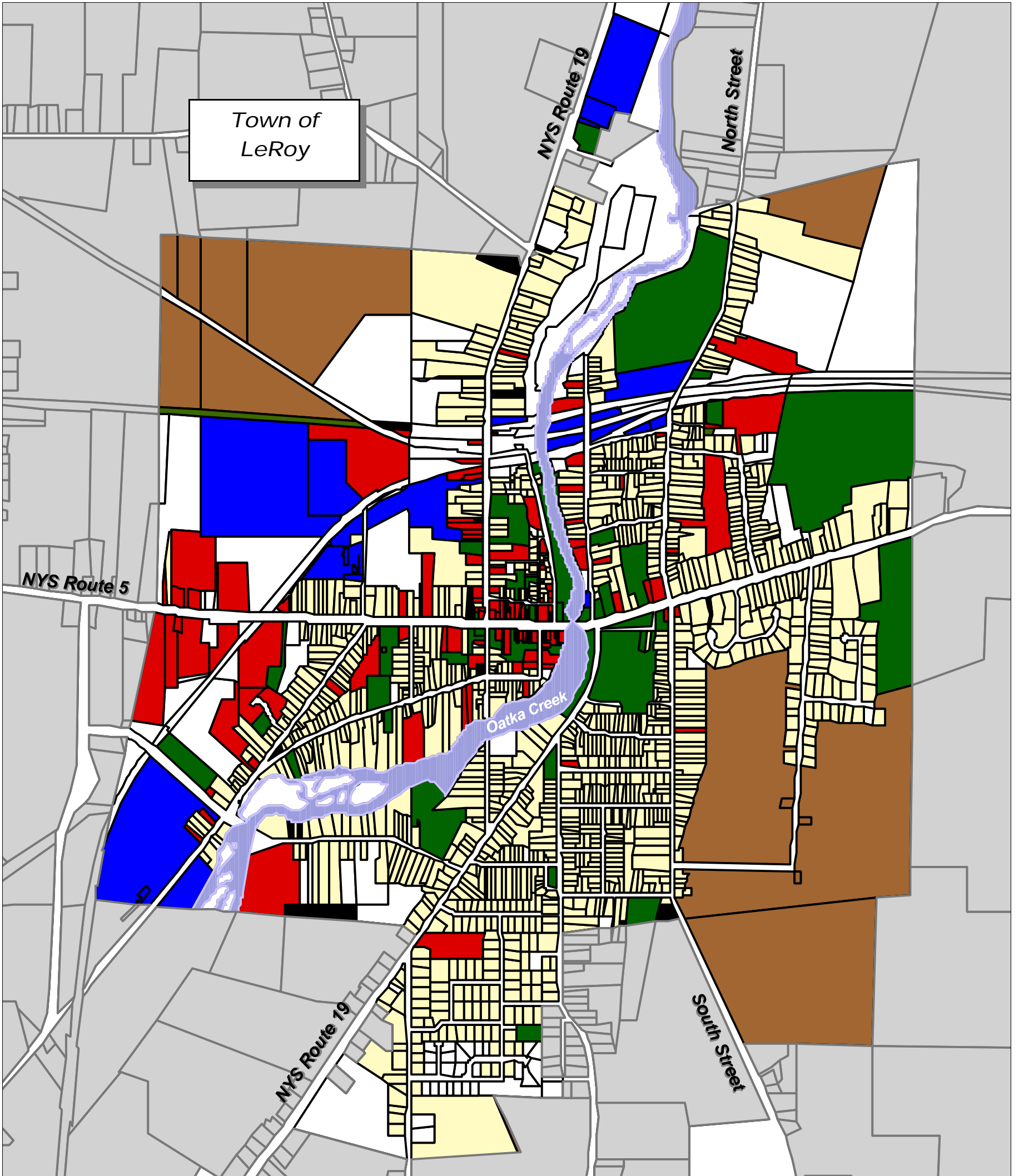
Existing Patterns

The Existing Land Use Map is detailed enough to show specific parcel based uses that have been broadly categorized into five sub-categories: agriculture, residential, commercial, industry, and community resources. A wealth of interesting information can be inferred from the existing land-use plan. The dominant land use in the Village is for residential purposes. Le Roy's residential neighborhoods provide a diverse range and style of housing units enhanced by street trees and sidewalks. The residential classification consists of all housing unit types in the Village of Le Roy including single family, multi family and apartments. Commercial uses are primarily located in the Central Business District and the western strip commercial area of the Village. Some scattered commercial uses exist outside of these two primary areas. The Village's agriculture is confined to the south eastern and north eastern corners of the Village. Industrial uses are confined to two main areas of the Village, the Lapp Industries Site, and the north-west quadrant of the Village bordering the railroad tracks. The main industrial uses include canning, electrical insulators, machine shops, and furniture construction. The Community Resources land use designation encompasses several categories including public services (fire, police, village offices, schools), public and private recreational areas, and adult care facilities. The core village services are mainly located on Main Street. School services are located on the school district campus.



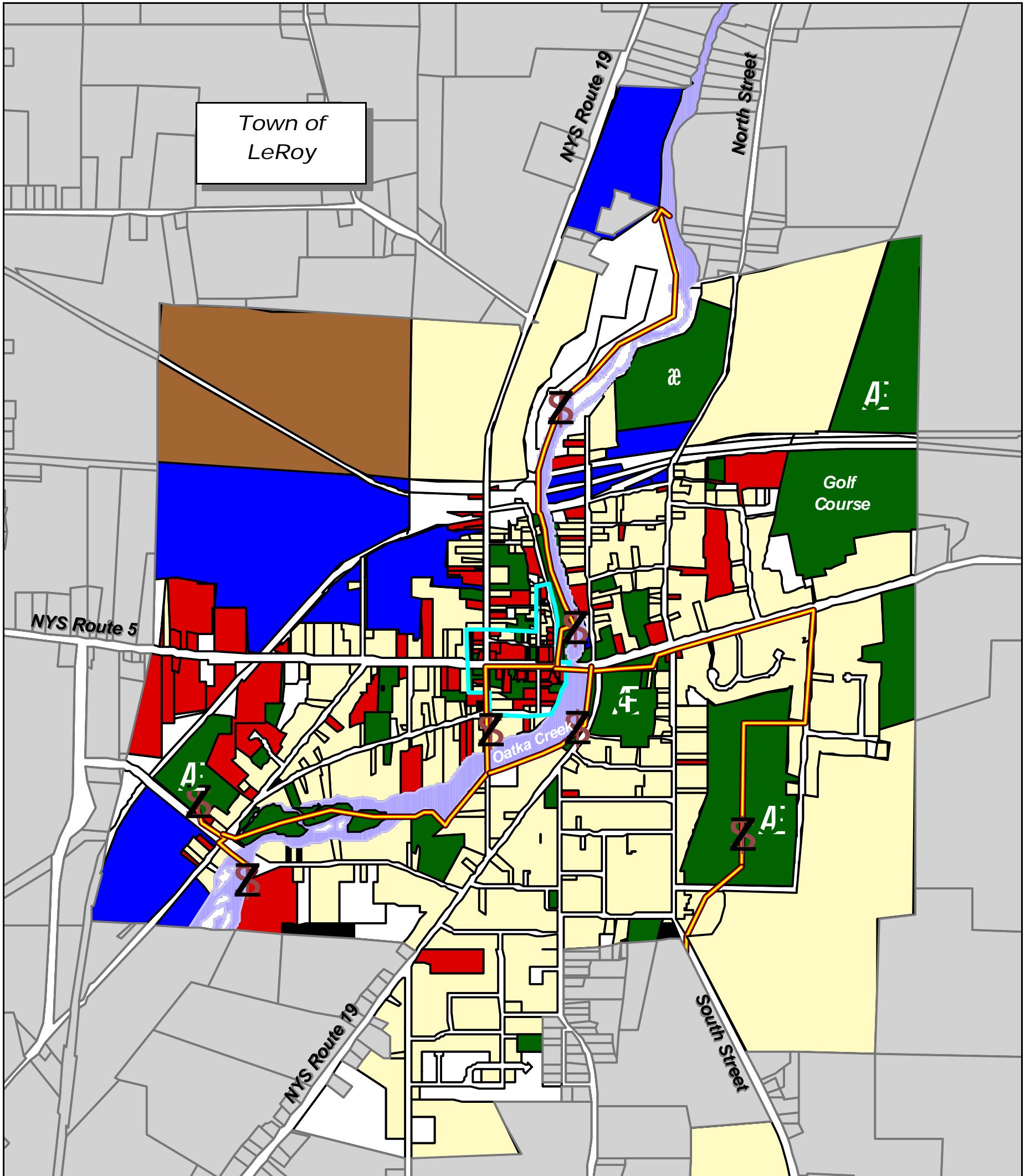
Land Use













Existing Land Use Map



Land Use

Proposed Land Use Map



LEGEND		Agricultural		Parks
		Residential		Cemetery
		Vacant		Schools
		Commercial		Trails
		Community Resources		Points of Interest
		Industrial		
		Mixed Use District		



Land Use

Land Use and Development Vision

The Future Land Use Map is a representation of the desired land use changes envisioned by the Village Planning Committee. The proposed changes are based on the review of existing conditions, the consideration of natural resource constraints, the location and quality of existing infrastructure, and current land-use trends combined with the vision and policies established during the planning process. The future land use map provides the legal foundation of the future zoning map and regulations of the Village.

Agriculture

Agriculture and the open space it provides is an essential component of Le Roy's landscape and economy. Farmland requires little infrastructure, reducing the cost of service extensions and maintenance to the Village. Agriculture provides a distinct boundary between the Village and the outer rural lands, maintaining its sense of place. This transitional area provides a sense of arrival as people enter the village.

The north-eastern corner of the village, currently supporting a viable agricultural industry, should remain as agricultural land to accomplish the rural boundary around the Village.

The south eastern corner, while productive farmland, is a prime future neighborhood development area within the Village for three reasons. First, it can easily be connected to the existing street grid system in a mainly residential area. Second, the future school will be located directly adjacent from the new residential area. Residential development around civic structures provides a neighborhood focal point and walkable access for students, faculty, and staff. The final consideration taken into account in this decision is the extent of existing development in the area and the potential conflicts between farmers and residents.

Industry

The Village of Le Roy is fortunate to have maintained a strong industrial and manufacturing base. Unlike most villages, LeRoy's economic base, with its foundation in industry, supports about forty percent of its population. Industrial land uses also increase the assessed value of the Village, reduce taxes for residents, and improve future business attraction opportunities. Existing lands surrounding the railroad tracks in the northwest quadrant of the Village will remain as industrial usage areas, as will the Lapp Insulator property and a few scattered uses to the north.

Land Use

Residential

The benefits of Village living include convenience, community, safety, and pride. Le Roy understands the value of its residential neighborhoods and will maintain the quality of life they provide. The Village desires future residential expansion to occur as extensions to the existing street grid network, promoting connectivity, walk-ability, and traditional village character. Future residential areas include the south- and north-eastern quadrants of the Village.

The south-eastern quadrant of the Village is the main focus of current single family residential development. Existing residential uses are representative of turn of the century and post World War II ranch, colonial, and split level housing. The existing street grid can be extended at the existing stub outs, completing the south eastern quadrant of the Village. A community level park is envisioned to service the growing residential population in this area. The park will be located in the center of the quadrant so as to function as a focal point and common area for the neighborhood.

The north east quadrant is partially limited to future street grid development due to the location of railroad tracks to the south. However, connective opportunities do exist to North Street while track crossing options are considered. A community park or open space area will be placed to the east of the residential area to act as a buffer to the mining operations outside the Village.

Community Resources

Le Roy views community resources as any public or private amenity or service designed specifically for the benefit of the people. Le Roy perceives the need for additional public park space in the south- and north-eastern quadrants of the Village where the majority of future residential development will occur. The future trail system that will connect the major recreational, commercial, and historic assets of the Village can be viewed as a community resource as well.



Land Use

Commercial

Two major commercial areas exist in the Village of Le Roy. The Central Business District is a traditional “Main Street” that provides a mix of restaurants, professional offices, specialty shops, and community services. The western border of the Village, along Route 5, contains a large, auto-oriented shopping complex including a super-market, restaurants, and auto repair facilities. The Village desires to maintain the value of each commercial area while reducing the potential negative impact of competition.

The Central Business District is an important focal point for the Village. Historic two and three story buildings define a core area of commercial opportunity within walking distance to all of the residents in Le Roy. The Village strongly supports locating services and retail on the first floor with professional offices and residences on the second and third floor of Main Street buildings. This mix of uses will promote lively street activity while providing additional rental housing in close proximity to daily services. The Village desires a vibrant business district that supports a diverse range of uses. At the same time, Le Roy understands the importance of enhancing the character and quality of the Main Street experience. In order to attract people downtown, pedestrian areas need to be well defined, clean, and safe. Structures need to exude a sense of excitement while maintaining a common street front pattern visual character. Parking areas need to be placed to serve all businesses on Main Street.

The Route 5 commercial node on the western side of the Village provides important services that ensure a convenient shopping experience for Le Roy residents and the region. The anchor store of the area is Tops Friendly Markets, a large super-market. The Village desires to focus future commercial uses that will require parking and large building foot prints in this area. The Village will not support the development of single story, single use retail structures greater than 40,000 square feet that will have a negative impact on the Main Street Business District. The Main Street business area is valuable to the Village as a highly accessible commercial core, a historic resource, and a foundation of the Village character. Parking areas should be shared in this area, reducing the impact of numerous of impervious surfaces on the Village sewer system and the environment. Pedestrian areas should be clearly marked and safe.

Land Use

Mixed Use

A mixed use area is defined as a place within a community that supports residential, commercial, and civic uses. Traditional mixed use areas are generally located in the core of a Village and have historically functioned as the central or focal point of the community. The Main Street Business District in Le Roy is an example of a mixed use area.

The Village desires a vibrant Main Street that provides a diverse range of services that is safe for pedestrian and aesthetically pleasing. It is important that building uses respect the traditional use pattern of services and retail on the first floor and offices and residential on the second floor. This pattern will maintain vibrancy and activity along Main Street. The traditional core of the Village is located on Main Street and extends from the Village Hall east of the post office. This is the true core of the mixed use area. The boundary extends north, down Mill Street, past the Mill Street Parking Lot and south to Myrtle Street. This area, while remaining mixed use, is expected to remain as a secondary focal point in the mixed use area. Special design standards are desired by the Village in this area to project a cohesive and vibrant appearance to residents and visitors alike.



Conclusion

“Dear as the memory of the old Le Roy may be, I rejoice with her present citizens in the new order of things. Pleased with the progress you have made, remembering that it was the men whose names I have mentioned who planted the seed of progress within this soil, and you have only built as they laid the foundation.”

- “Uncle Ike” 1883

Conclusion

The Village of Le Roy has always been a prosperous community with a rich history. However, this prosperity has not been without fluctuation and change. The departure of Jello and the closing of Dr. Ramon's Medicine Factory represented losses that many residents thought signaled an end of the Village. In fact, these losses, although difficult at the time, were merely an end of an era. As time passed, new businesses such as Lapp Insulator, Jones Chemicals, and Le Roy Machine became the economic heart of Le Roy. The departure of Jones Chemicals and the reduced employment at Lapp and Le Roy Machine may signal the end of an era and it may soon be necessary to usher in a new one. What have we learned from the previous eras and what will the next era bring?

One answer to this question may be tourism, which has become the number one industry in the world today. According to the Executive Director of the Greater Rochester Visitor's Association, tourism has shifted away from what visitors can see (Niagara Falls, etc.) to what visitors can do once they arrive at their destination. Travelers are seeking out destinations that are authentic and unique versus those that offer attractions that are available elsewhere. In addition, the ability to get away for a week or two at a time has greatly diminished over the past two decades; long weekends are becoming the dominant type of getaway. Le Roy can readily position itself to take advantage of these trends more than any other community in Genesee County.

Le Roy's combination of history, walkable, tree lined streets, bed and breakfasts, Oatka Creek's beauty and recreational opportunities, its Golf Course, restaurants, and proximity to population centers such as Rochester and Buffalo and regional destinations such as Six Flags, Letchworth State Park, and the Genesee Country Museum make the Village a potential tourist destination. In order to capitalize on this potential tourism market the Village and the Town will have to work together to develop and promote additional amenities such as a waterfront trail, hand powered boat launches, picnic areas, and niche shopping opportunities along Main Street. Once in place, these amenities will also provide the added benefit of improving the quality of life enjoyed by Town and Village residents.

A second answer may be to pursue development of a limited number of high technology business opportunities within the Village. Perhaps the new owner of the Jello Factory building could wire it with the telecommunications infrastructure necessary to attract high paying jobs. The City of Rochester's Cascade District is a good local example of a successful high technology reuse of historic structures. It may be valuable to contact the City to learn more about the benefits and how to accomplish this.

It is reasonable to assume that the next chapter in the Village's history will involve a combination of tourism and high technology businesses, as well as more traditional businesses and services. The exact level of each activity will determine the quality of life the Village will offer to their young people, residents, visitors, and businesses.



Conclusion

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Conclusion

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The following sources were utilized in the development of this plan:

1. 1962 Village of Le Roy Master Plan
2. 1971 Genesee County Open Space Policy Report
3. 1991 Community of Le Roy Resident Survey
4. Best Development Practices by Reid Ewing
5. Small Town Planning Handbook by Thomas Daniels
6. The Heritage of Le Roy, A Pictorial History of the Village of Le Roy, New York by The Le Roy Sesquicentennial Historical Committee
7. United States Census Bureau
8. Visions For A New American Dream by Anton Nelessen

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